



Our ref: DEV2021/1193/3

Your ref: URB23-200

1 July 2025

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

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

Dear Mr Clayton

**Section 99 Approval - Application to Change PDA Development Approval**

**Material Change of Use for Multiple Dwelling (432 Units), Shop, and Food and Drink Outlet at 19-27 Campbell Street, 9-11 Hazelmount Street and 26-30 Edgar Street, Bowen Hills described as Lots 10 and 12 on RP144655; Lots 41, 42, 43, 44 and 45 on RP9895; Lot 1 on RP151932; and Lot 1 on RP144514**

On 1 July 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](mailto: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	
Site address	19-27 Campbell Street, 9-11 Hazelmount Street and 26-30 Edgar Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lots 10 and 12	RP144655
	Lots 41, 42, 43, 44 and 45	RP9895
	Lot 1	RP151932
	Lot 1	RP144514
PDA development application details		
DEV reference number	DEV2021/1193/3	
'Properly made' date	25 October 2024	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input 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 Dwelling (380 Units), Shop, and Food and Drink Outlet	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b><u>all</u></b> of the PDA development approval applied for, <b><u>subject to</u></b> PDA development conditions forming part of this decision notice.</p> <p>The s99 approval is for:</p> <ul style="list-style-type: none"> <li>Increase building height from 30 to 34 storeys,</li> <li>Reduce podium height from 4 to 3 storeys,</li> <li>Increase number of units from 380 to 432 units,</li> <li>Reduce number of car spaces from 252 to 180 spaces,</li> <li>Introduce a Mezzanine level for bike store,</li> <li>Replace approved plans/documents to reflect the above amendments,</li> <li>Changes to development conditions to reflect above amendments.</li> </ul>	
Original Decision date	4 March 2022	
1 <sup>st</sup> Change to approval date	20 December 2022	

PDA development approval details	
2 <sup>nd</sup> Change to approval date	1 July 2025
Currency period	Six (6) years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Demi Ebrahimi, Principal Engineer
Delegate	Beatriz Gomez, Director

**Approved plans and documents**

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

Approved plans and documents		Number	Date
1.	Summary Area Plan, prepared by Nettletontribe	Architectural Design Report, Rev H, Page 44	11 April 2025
2.	Summary Area Plan, prepared by Nettletontribe	Architectural Design Report, Rev H, Page 45	11 April 2025
3.	Development Summary, prepared by Nettletontribe	Architectural Design report, Rev H, Page 46	11 April 2025
4.	B01 GA PLAN, prepared by Nettletontribe	11703_DD1102, Issue 8	10 April 2025 (Amended in red 18 June 2025)
5.	L00 GA PLAN, prepared by Nettletontribe	11703_DD1103, Issue 9	10 April 2025 (Amended in red 18 June 2025)
6.	MEZZANINE STORE, prepared by Nettletontribe	11703_DD1103.1, Issue 6	10 April 2025 (Amended in red 18 June 2025)
7.	L01 GA PLAN, prepared by Nettletontribe	11703_DD1104, Issue 7	21 January 2025 (Amended in red 18 June 2025)
8.	L02 GA PLAN, prepared by Nettletontribe	11703_DD1105, Issue 8	10 April 2025 (Amended in red 18 June 2025)
9.	L03 GA PLAN, prepared by Nettletontribe	11703_DD1106, Issue 7	21 January 2025
10.	TYPICAL (EVEN) LEVEL 4 - 33 GA PLAN, prepared by Nettletontribe	11703_DD1107, Issue 7	21 January 2025
11.	TYPICAL (ODD) LEVEL 4 - 33 GA PLAN, prepared by Nettletontribe	11703_DD1108, Issue 7	21 January 2025
12.	LEVEL 34 LOWER ROOF DECK PLAN, prepared by Nettletontribe	11703_DD1109, Issue 7	21 January 2025
13.	LEVEL 35 UPPER ROOF DECK PLAN, prepared by Nettletontribe	11703_DD1110, Issue 7	21 January 2025
14.	SITE PLAN - LOT DIAGRAM, prepared by Nettletontribe	11703_SK050, Issue 3	16 August 2024

## 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
15.	GROUND FLOOR - COVERED AREA PLAN, prepared by Nettletontribe	11703_SK203, Issue 4	21 January 2025
16.	NORTH ELEVATION, prepared by Nettletontribe	11703_SK210, Issue 4	16 August 2024
17.	SOUTH ELEVATION, prepared by Nettletontribe	11703_SK211, Issue 4	16 August 2024
18.	WEST ELEVATION, prepared by Nettletontribe	11703_SK212, Issue 4	16 August 2024
19.	EAST ELEVATION, prepared by Nettletontribe	11703_SK213, Issue 6	25 March 2025 (Amended in red 18 June 2025)
20.	SECTION A-A, prepared by Nettletontribe	11703_SK302, Issue 3	16 August 2024
21.	SECTION B-B, prepared by Nettletontribe	11703_SK303, Issue 4	16 August 2024
22.	APARTMENT LAYOUTS, prepared by Nettletontribe	11703_SK501, Issue 4	16 August 2024
23.	APARTMENT LAYOUTS, prepared by Nettletontribe	11703_SK504, Issue 5	21 January 2025
24.	APARTMENT LAYOUTS, prepared by Nettletontribe	11703_SK505, Issue 3	21 January 2025
25.	Edgar Street Edge Sections, prepared by Nettletontribe	Architectural Design Report, Rev H, Page 20	11 April 2025
26.	Campbell Street Edge Sections, prepared by Nettletontribe	Architectural Design Report, Rev H, Page 21	11 April 2025
27.	Hazelmount Street Edge Sections, prepared by Nettletontribe	Architectural Design Report, Rev H, Page 22	11 April 2025 (Amended in Red 25 June 2025)
28.	DEVELOPMENT APPLICATION - LANDSCAPE ARCHITECTURAL PACKAGE, prepared by ASdesign	REV04	– (Amended in red 18 June 2025)
29.	Technical Memo – Review of Engineering Services and Stormwater Management Plan, prepared by ADG	–	23 August 2024
30.	Post-Developed Catchment Plan, prepared by ADG	SK01, Revision 1	23 August 2024
31.	Civil Services Layout Plan, prepared by ADG	SK02, Revision 1	23 August 2024
32.	Operational Waste Management Plan, prepared by TTM	21BRW0002, Revision 4	21 August 2024
33.	Environmental Noise Assessment, prepared by TTM	21BRA0010 R01_2, Revision 2	21 February 2025 (Amended in red 17 June 2025)
34.	Transport Engineering Report, prepared by	23BRT0683, Revision	28 April 2025 (Amended

## Approved plans and documents

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

Approved plans and documents		Number	Date
	Colliers	2(1)	in red 17 June 2025)
Supporting plans and documents		Number	Date
35.	'Road Widening Plan', prepared by Brisbane City Council	RC16018, Issue 2	8 July 2021
36.	'Prelim Bulk Earthworks Plan', prepared by ADG	SK-C10, Rev B	Undated (Amended in Red 3 February 2022)
37.	19-25 Campbell St, Bowen Hills – Consultant Advice Notice – Mechanical Rooftop Chiller Advice, prepared by ADP	BNE0536 – Campbell St BTR, Revision 0	14 February 2025
38.	Urban Utilities Services Advice Notice, prepared by Urban Utilities	24-SAN-73741	29 October 2024
39.	19 – 25 Campbell Street, Bowen Hills - Waste Management Response to Further Issues, prepared by Colliers	21BRW0002	21 February 2025
40.	Traffic Response to EDQ Further Issues (DEV2021/1193/3), prepared by Colliers	2BRT0683	26 February 2025

## Preamble, Abbreviations, and Definitions

### PREAMBLE

Nil or insert preamble

### ABBREVIATIONS AND DEFINITIONS

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

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

**BFP** means Building Format Plan.

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

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

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

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;

## Preamble, Abbreviations, and Definitions

- 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.

**CONTROLLED ACTIVITIES** means as defined within section 182 of the *Airports Act 1996*.

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

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

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

**ED REGULATION** means *Economic Development Regulation 2023*

**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.

**PRESCRIBED AIRSPACE** means the airspace above any part of either an Obstacle Limitation Surface (OLS) or a Procedures for Air Navigational Services – Aircraft Operations (PANS-OPS) surface for the airport and airspace declared in a declaration, under Regulation 5, relating to the airport.<sup>1</sup>

**RPEQ** means Registered Professional Engineer of Queensland.

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

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<sup>1</sup> As defined within Regulation 6 of the *Airports (Protection of Airspace) Regulations 1996* (Cth) and section 181 of the *Airports Act 1996* (Cth)

## Compliance assessment

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

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>2</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>3</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

<sup>2</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>3</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

## Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

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

## PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
<b>1.</b>	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessments as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
<b>2.</b>	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
<b>Planning and Design</b>		
<b>3.</b>	<b>Sufficient Grounds – Affordable Housing</b>  a) Submit to EDQ DA evidence that the development provides 15% of dwellings as affordable to rent by low to moderate income households.  b) Maintain the units as affordable and submit to EDQ DA annual evidence of number of units provided as affordable under part a) of this condition.  <b>NOTE:</b> The 15% of dwellings referenced above is to demonstrate a balanced distribution across dwelling types, comprising of: <ul style="list-style-type: none"> <li>• Studio units (9 Units),</li> <li>• 1-Bedroom units (32 Units),</li> <li>• 2-Bedroom units (21 Units), and</li> <li>• 3-Bedroom units (3 Units).</li> </ul> Refer to PDA Guideline 16 – Housing, and the ED Regulation for further guidance.	a) Prior to commencement of use or BFP endorsement, whichever occurs first  b) For 15 years from commencement of use
<b>4.</b>	<b>Accessible Housing</b>  Submit to EDQ DA evidence that the approved development delivers: a) a minimum 10% of all dwellings as accessible in accordance with PDA Guideline no. 2 Accessible Housing; and	Prior to commencement of use or BFP endorsement, whichever occurs first



PDA Development Conditions		
No.	Condition	Timing
	<p>b) Where a vehicle parking space is provided for the dwelling, the parking space is to have minimum dimensions of 3800mm by 5500mm clear of walls or other obstructions such as posts.</p> <p><b>NOTE:</b> For the purposes of this condition, copies of building work floor plans and an accompanying statement outline compliance with PDA Guideline no. 2 Accessible Housing are considered evidence.</p>	
5.	<p><b>Landscape Works – Compliance Assessment</b></p> <p>Submit to EDQ DA detailed landscape plans for compliance assessment, prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings. The detailed landscape plans are to be generally in accordance with the approved plans and address the following:</p> <p><i>Planting – generally</i></p> <ol style="list-style-type: none"> <li>1. Provide details, locations, pot size and all plant species to be utilised.</li> <li>2. Provide specifications of all planter designs, including media types that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements.</li> </ol> <p><i>Podium-top and rooftop planters</i></p> <ol style="list-style-type: none"> <li>3. Provide planter details demonstrating the following minimum media depths can be achieved: <ol style="list-style-type: none"> <li>(1) Ground covers with a mature height of 200mm or less – minimum 300mm;</li> <li>(2) Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</li> <li>(3) Shrubs with a mature height of 200mm or more – minimum 500mm;</li> <li>(4) Trees – minimum 1,500mm.</li> </ol> </li> <li>4. Provide details to demonstrate that the mature heights for the rooftop landscaping remains at or below RL137.7mAHD, and provide details of maintenance methods to be implemented to maintain/limit these mature heights.</li> </ol> <p><i>Façade planting</i></p> <ol style="list-style-type: none"> <li>5. Provide details about the planting and maintenance of the plants to be grown on the building façade(s), including: <ol style="list-style-type: none"> <li>(1) Structure – details of all elements attached to structure to support plant growth / climbing.</li> <li>(2) Media type – specification of light-weight media suitable for vertical planting on built structures.</li> </ol> </li> </ol>	<p>Prior to commencement of any works, other than demolition works or excavation works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>(3) Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</p> <p><i>Irrigation and maintenance</i></p> <p>6. Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</p> <p><i>Structural design to support rooftop landscaping</i></p> <p>7. Submit a statement from a structural engineer holding RPEQ certification that the building has been designed to accommodate the weight of rooftop planting, including a consideration of the volume of all planters when containing wet media.</p>	
6.	<p><b>Landscape Work – Construction</b></p> <p>a) Construct landscape works generally in accordance with the certified plans submitted under condition 5 of this approval.</p> <p>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</p> <p>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement whichever occurs first</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement whichever occurs first</p>
6A.	<p><b>Prescribed Airspace Limitations – Construction and Operation</b></p> <p>a) No encroachment within the Prescribed Airspace during construction and operation of the development is permitted unless approved by the relevant authority.</p> <p>b) Mechanical plant and ventilation systems located at Level 34 of the development must be designed, maintained and operated to ensure that the upward vertical velocity is less than 4.3m/s at the point of emission.</p>	<p>a) At all times</p> <p>b) At all times</p>
Environmentally Sustainable Design		
7.	<p><b>Energy Efficiency</b></p> <p>a) Construct the approved development to incorporate at least one the following:</p> <p>i) integration of solar generation technology within the built form and/or public realm.</p> <p>ii) integration of green roofs, green walls or other sustainable</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>landscape elements within the built form and the public realm.</p> <p>iii) integration of smart technology which passively controls the use of electricity.</p> <p>b) Submit to EDQ IS, documentation prepared by a suitably qualified consultant, which certifies the development has been constructed in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>8.</b>	<p><b>Charging for Electric Vehicles</b></p> <p>Submit to EDQ IS, certified evidence from a suitably qualified RPEQ (Electrical) demonstrating that electric vehicle charging facilities and/or provisioning has been provided as follows:</p> <p>i) At least one (1) Destination charger in a short-term/visitor parking space;</p> <p>ii) Electrical capacity for Basic AC charging on all non-short-term/visitor parking spaces. The Basic AC charging must be installed such that it can be readily replaced with a dedicated electric vehicle charger; and</p> <p>iii) Electric vehicle charging is capable of electrical load control to manage development peak demand.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>9.</b>	<p><b>Sustainability – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment a sustainability report prepared by a suitably qualified professional which demonstrates how the building has been designed to comply with one of the following sustainability ratings:</p> <p>i) 4-star Green Star: Design and As Built certification;</p> <p>ii) 6-leaf EnviroDevelopment; or</p> <p>iii) An equivalent rating, as approved through the compliance assessment process.</p> <p>b) Construct the approved development generally in accordance with the report endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA, documentation prepared by a suitably qualified professional, which certifies that the development has been constructed generally in accordance the sustainability report endorsed under part a) of this condition and satisfies Section 2.5.4.1 of the Bowen Hills Priority Development Area Development Scheme.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
<b>Construction Management and Engineering</b>		
10.	<b>Hours of Work - Construction</b>  Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
11.	<b>Out of Hours Work - Compliance Assessment</b>  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 the nominated fee and a duly completed out of hours work request form <sup>4</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date
12.	<b>Certification of Operational Work</b>  All operational work to be carried out in accordance with this approval must comply with the requirements of the <i>Certification Procedures Manual</i> .	At all times
13.	<b>Construction Management Plan</b>  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 address and manage construction impacts, including: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with Section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) evidence that Energex supports the proposed construction management arrangements for the existing power lines along Edgar Street;</li> <li>vi) site management provisions:               <ul style="list-style-type: none"> <li>1. safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. strategies to mitigate impacts to public assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading</li> </ul> </li> </ul>	a) Prior to commencing work

<sup>4</sup> The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	<p>sites;</p> <ol style="list-style-type: none"> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. efficiently sort and minimise waste and maximise recycling opportunities;</li> <li>8. detailing how materials are to be loaded/unloaded;</li> <li>9. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>10. of employee and visitor parking areas;</li> <li>11. of anticipated staging and programming;</li> <li>12. for the provision of safe and functional emergency exit routes;</li> </ol> <p>vii) detailed construction methodologies, specifying the proposed plant and equipment to be used; and</p> <p>viii) evidence that all works can be carried out without intruding into Prescribed Airspace, or, if intrusion is unavoidable, confirmation of approval from the relevant authority for such intrusion.</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>
<b>14.</b>	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, such as CPESC, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> <li>iii) <i>Urban Stormwater Quality Planning Guidelines</i>, prepared by the former Department of Environment and Heritage Protection; and</li> <li>iv) <i>Best Practice Erosion and Sediment Control</i>, prepared by the International Erosion Control Association Australasia.</li> </ol> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) During construction</p>
<b>15.</b>	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ol style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic</li> </ol>	<p>a) Prior to commencing site works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>around and through the site during and outside of construction work hours;</p> <ul style="list-style-type: none"> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) Traffic Guidance Schemes, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> <li>vii) where required, gantry shall be used to maintain footpath access along Campbell Street;</li> <li>viii) Campbell Street must not be used as a construction access.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><b>NOTE:</b> Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</p>	b) During construction
16.	<p><b>Haulage Management Plan</b></p> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS a Haulage Management Plan (HMP) prepared by a person holding current Traffic Management Design qualifications, and endorsed by the Council. The HMP is to include at a minimum: <ul style="list-style-type: none"> <li>i) Heavy vehicle size and load limits;</li> <li>ii) Load in/out facility locations, operation and access / egress;</li> <li>iii) Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD;</li> <li>iv) Haulage times; and</li> <li>v) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded;</li> </ul> </li> <li>b) Undertake all haulage in accordance with the relevant HMP, as Endorsed by the TTWG, which must be current and available on site at all times.</li> </ul>	<p>a) Prior to commencing site works</p> <p>b) During construction</p>
17.	<p><b>Construction Noise Management Plan</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>	a) Prior to commencing site works

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No.	Condition	Timing
	<p>construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>b) During construction</p> <p>c) As requested by EDQ</p>
18.	<p><b>Structural Monitoring and Vibration Report</b></p> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: <ul style="list-style-type: none"> <li>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: <ol style="list-style-type: none"> <li>1. excavation of basement and shoring;</li> <li>2. new excavation;</li> <li>3. installation of new foundations (i.e. piling);</li> <li>4. pavements</li> <li>5. proposed methods to mitigate and control vibration and ground movement during construction;</li> </ol> </li> <li>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</li> <li>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</li> <li>iv) confirmation that Council, Urban Utilities, APA, Department of Transport and Main Roads and Energex have reviewed and support the monitoring procedure for works;</li> <li>v) proposed anchoring, including: <ol style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> </ol> </li> </ul> </li> </ul>	<p>a) Prior to commencing site works</p>

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No.	Condition	Timing
	<p>3. consent from affected landowners and/or road authorities;</p> <p>vi) dilapidation survey of surrounding private and public assets, as determined by the certifier, 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>	b) During construction
19.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in 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><b>NOTE:</b> 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>
20.	<p><b>Acid Sulfate Soils</b></p> <p>a) Where on-site acid sulfate soils (ASS) are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of, or during, earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
21.	<p><b>Groundwater Management Strategy</b></p> <p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <p>i) strategies for managing groundwater during all works phases;</p>	a) Prior to commencing site works



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No.	Condition	Timing
	<ul style="list-style-type: none"> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines</i>, 2012;</li> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services);</li> <li>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and</li> <li>vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval including.</li> </ul> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>b) During construction</p>
22.	<p><b>Shoring</b></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"> <li>i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> <li>1. AS1726 <i>Geotechnical Site Investigation</i>;</li> <li>2. AS2159 <i>Piling - Design and Installation</i>;</li> <li>3. AS4678 <i>Earth Retaining Structures</i>;</li> </ol> </li> <li>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ol style="list-style-type: none"> <li>1. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>2. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>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;</li> </ol> </li> <li>iii) analysis of groundwater hydrology, including: <ol style="list-style-type: none"> <li>1. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>3. temporary decommissioning of basement pumps, all</li> </ol> </li> </ul>	<p>a) Prior to commencing site works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>construction phases and the ultimate development;</p> <p>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <ol style="list-style-type: none"> <li>1. a dilapidation survey of buildings located within 20m of works located within 50m of works;</li> <li>2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ol> <p>v) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> <li>1. a Basement 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);</li> <li>2. critical geotechnical model sections 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 (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</li> <li>3. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</li> <li>6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</li> </ol> <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
23.	<p><b>Excavation and Basement Design</b></p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) consistency with: <ol style="list-style-type: none"> <li>1. <i>Australian Standard AS 3798, Guidelines on Earthworks</i></li> </ol> </li> </ol>	<p>a) Prior to commencing site works</p>

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No.	Condition	Timing
	<p><i>for Commercial and Residential Developments;</i></p> <ol style="list-style-type: none"> <li>2. the Geotechnical Shoring and Design Report submitted as part of this approval;</li> <li>3. the Structural Monitoring and Vibration Report submitted as part of this approval;</li> <li>4. the Rock and Ground Anchor Report submitted as part of this approval:</li> </ol> <ol style="list-style-type: none"> <li>iii) locations of cut and fill, and the character of material;</li> <li>iv) quantity of fill to be deposited;</li> <li>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted as part of this approval; and</li> <li>ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</li> </ol> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ IS, RPEQ:</p> <ol style="list-style-type: none"> <li>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ol> <p><b>NOTE:</b> When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</p>	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
24.	<p><b>Temporary Rock and Ground Anchors</b></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"> <li>i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>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);</li> <li>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"> <li>1. prior to the de-stressing of the temporary ground</li> </ol> </li> </ol>	<p>a) Prior to commencing site works</p>

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No.	Condition	Timing
	<p>anchors; and</p> <p>2. upon completion of the building.</p> <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"> <li>certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition</li> <li>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"> <li>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);</li> <li>location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>construction methodology used during installation and the results of any tests;</li> <li>surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> <li>existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ol> </li> </ol> </li> </ol> <p>d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
25.	<p><b>Roadworks – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment, a functional layout plan, certified by a suitably qualified and experienced RPEQ, for the civil works proposed in the public road reserve on all road frontages. The certified plans are to be designed:</p> <ol style="list-style-type: none"> <li>in accordance with the following approved and supporting plans: <ol style="list-style-type: none"> <li>'Road Widening Plan', prepared by Brisbane City Council (Ref: RC16018, Issue 2, dated 8 July 2021); and</li> <li>'Edgar Street Edge Sections', 'Campbell Street Edge Sections' and 'Hazelmount Street Edge Sections',</li> </ol> </li> </ol>	<p>a) Prior to commencing roadworks</p>

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	<p>prepared by Nettletontribe, Revision H, dated 11 April 2025,</p> <ul style="list-style-type: none"> <li>ii) generally in accordance with Council standards and EDQ's Engineering Standards no.13;</li> <li>iii) to include signage and line marking plan;</li> <li>iv) to ensure no service or gully pits are located away from cross over;</li> <li>v) to remove existing cross overs that are not proposed and replace with kerb and channel;</li> <li>vi) upgrade the kerb ramp pair on Hazelmount Street, on the corner of Campbell Street, to direct pedestrians to cross Hazelmount Street. The type and location should be in accordance with Council standards;</li> <li>vii) install a kerb ramp pair on Edgar Street / Hazelmount Street intersection, to direct pedestrians to cross Edgar Street and</li> <li>viii) consistent with the streetscape plans.</li> </ul> <p>b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the endorsed plan, in part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>iii) 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.</li> </ul> <p><b>NOTE:</b> Within the Campbell Street road reserve, undertake verge improvements maintaining the existing kerb line with landscape planting located in accordance with the approved plans and to suit future road widening (to be undertaken by others)</p>	<p>b) Prior to commencing roadworks</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
26.	<p><b>Streetscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be consistent with the functional layout plan to be endorsed under Condition 25 'Roadworks - Compliance Assessment', and be designed</p>	<p>a) Prior to commencement of streetscape works</p>

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	<p>generally in accordance with the approved drawings.</p> <p>The certified drawings are to include, where relevant:</p> <ul style="list-style-type: none"> <li>i) location and type of street lighting in accordance with AS1158 – ‘Lighting for Roads and Public Spaces’;</li> <li>ii) footpath treatments including details of materials and joints;</li> <li>iii) location and specifications of streetscape furniture;</li> <li>iv) location and size of stormwater treatment devices;</li> <li>v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.</li> <li>vi) Details of existing service grates and treatments</li> <li>vii) Driveway cross over details including tactile pavement treatments</li> <li>viii) Details of interface with private streetscape to be clearly delineated.</li> <li>ix) Provide a minimum 2-metre-wide unobstructed footpath on verge.</li> </ul> <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
27.	<p><b>Road Dedication</b></p> <p>Dedicate as new road, land identified on the following approved and supporting plans:</p> <ul style="list-style-type: none"> <li>i) ‘<i>Road Widening Plan</i>’, prepared by Brisbane City Council (Ref: RC16018, Issue 2, dated 8 July 2021); and</li> <li>ii) ‘<i>Edgar Street Edge Sections</i>’, ‘<i>Campbell Street Edge Sections</i>’ and ‘<i>Hazelmount Street Edge Sections</i>’ (Amended in red 25 June 2025), prepared by Nettletontribe, Revision H, dated 11 April 2025.</li> </ul> <p>As shown on the approved and supporting plans, the dedication must include the following:</p> <ul style="list-style-type: none"> <li>i) A volumetric format dedication along the Edgar Street portion of the site frontage, in accordance with the following: <ol style="list-style-type: none"> <li>1. The vertical dimension of the volumetric dedication must be a minimum of 1.5m below and a minimum of 4.2 metres above finished footpath pavement surface level taken at the site boundary.</li> <li>2. The dedication is to encroach into the site the required distance to provide a minimum verge width in Edgar Street of 2.5 metres from face of kerb.</li> </ol> </li> </ul>	<p>Prior to commencement of use or at registration of Building/Standard Format Plan, whichever occurs first</p>

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No.	Condition	Timing
	<p>3. The dedication is to accommodate a 6m x 3 chord truncation at the corner of Hazelmount and Edgar Streets.</p> <p>ii) A volumetric format dedication along the Hazelmount Street portion of the site, in accordance with the following:</p> <ol style="list-style-type: none"> <li>1. The vertical dimension of the volumetric dedication must be a minimum of 1.5m below and a minimum of 4.2 metres above finished footpath pavement surface level taken at the site boundary.</li> <li>2. The dedication is to encroach into the site the required distance to provide a minimum verge width in Hazelmount Street of 3.75 metres from face of kerb.</li> <li>3. The dedication is to accommodate 6m x 3 chord truncations at the corners of Hazelmount and Edgar Streets, and Hazelmount and Campbell Streets.</li> </ol> <p>iii) A standard format dedication along the Campbell Street portion of the site frontage to the western boundary of the lot. The dedication is to accommodate a 6m x 3 chord truncation at the corner of Hazelmount and Campbell Streets.</p> <p><b>NOTE:</b> At the interface between the standard format dedication to be provided along Campbell Street and the volumetric format dedication along the Hazelmount Street, the standard format dedication is to take precedent over the volumetric format dedication to the maximum extent possible.</p>	
28.	<p><b>Street Lighting - Edgar Street, Hazelmount Street and Campbell Street</b></p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths within road reserves, along Edgar Street, Hazelmount Street and Campbell Street between Hazelmount Street and Jamieson Street. The design of the street lighting system must:</p> <ol style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the Energex 'billable customer';</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.</li> </ol> <p>b) Design and install a <u>Rate 3</u> 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:</p> <ol style="list-style-type: none"> <li>i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i></li> <li>ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'.</li> <li>iii) meet the requirements of Energex for unmetered supply</li> <li>iv) be endorsed by the relevant ownership authority.</li> </ol>	<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>

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	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>29.</b>	<b>Vehicle Access</b>  a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Type B2 (6.2m).  b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first  b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>30.</b>	<b>Car Parking</b>  a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.  b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first  b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>31.</b>	<b>Bicycle Parking</b>  a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.  b) Submit to EDQ IS evidence demonstrating bicycle 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  b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>32.</b>	<b>Water and Sewer Connections</b>  a) Submit to EDQ IS an updated Engineering Services Plan, certified by a suitably qualified and experienced RPEQ and endorsed by Urban Utilities, showing the location of the proposed water and sewer connections and the plan for the decommissioning for the redundant connections.  b) Connect the development to the water and sewer reticulation networks in accordance with Urban Utilities current adopted standards and the Engineering Services Plan provided under part a) of this condition.	a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first  b) Prior to commencement of use or the classification of the use under the Building Act,



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	<p>c) Decommission the redundant water and sewer connections in accordance with Urban Utilities current adopted standards and the Engineering Services Plan provided under part a) of this condition.</p> <p><b>NOTE:</b> Any augmentations to the existing water and sewer networks required to support the proposed development while maintaining the Urban Utilities Desired Standards of Service within the existing and planned networks is to be carried out by the applicant under a Urban Utilities Water Approval, prior to commencement of use.</p>	<p>whichever occurs first</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
33.	<p><b>Stormwater Connection</b></p> <p>Connect the approved development to a lawful point of discharge:</p> <ol style="list-style-type: none"> <li>with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</li> <li>generally in accordance with Council's current adopted standards.</li> </ol>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
34.	<p><b>Stormwater Management (Quality)</b></p> <ol style="list-style-type: none"> <li>Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ol style="list-style-type: none"> <li><i>PDA Guideline No. 13 Engineering standards – Stormwater quality;</i></li> <li><i>'Post-Developed Catchment Plan'</i>, prepared by ADG (Ref: SK01, Rev 1, dated 23 August 2024);</li> <li><i>'Civil Services Layout Plan'</i>, prepared by ADG (Ref: SK-02, Rev 1, dated 23 August 2024); and</li> <li><i>Technical Memo – Review of Engineering Services and Stormwater Management Plan, prepared by ADG, dated 23 August 2024</i></li> </ol> </li> <li>Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ol>	<ol style="list-style-type: none"> <li>Prior to commencement of stormwater works</li> <li>Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ol>
35.	<p><b>Stormwater Management (Quantity)</b></p> <ol style="list-style-type: none"> <li>Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a suitably qualified and experienced RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans:</li> </ol>	<ol style="list-style-type: none"> <li>Prior to commencement of stormwater works</li> </ol>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>i) 'Post-Developed Catchment Plan', prepared by ADG (Ref: SK-01, Rev 1, dated 23 August 2024);</li> <li>ii) 'Civil Services Layout Plan', prepared by ADG (Ref: SK-02, Rev 1, dated 23 August 2024); and</li> <li>iii) <i>Technical Memo – Review of Engineering Services and Stormwater Management Plan , prepared by ADG, dated 23 August 2024</i></li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a suitably qualified and experienced RPEQ including an asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
36.	<p><b>Electricity – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for Compliance Assessment:</p> <ul style="list-style-type: none"> <li>i) Written evidence from Energex demonstrating that all existing overhead powerlines along Edgar St will be relocated underground prior to the commencement of the use; or</li> <li>ii) If it can be demonstrated that the powerlines subject to part i) of this condition are unable to be placed underground, provide RPEQ certification to confirm that adequate clearance will be provided between the existing overhead powerlines and the proposed development, supplemented by evidence that the proposed clearances are supported by Energex.</li> </ul> <p>b) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>c) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p> <p><b>NOTE:</b> Under Condition <b>Error! Reference source not found.</b> of this a pproval, evidence must also be provided in the approved CMP, that Energex supports the proposed construction management arrangements for the existing power lines, prior to commencement of works.</p>	<p>a) Prior to commencement of work</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
37.	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
38.	<p><b>Broadband</b></p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with:</p> <ul style="list-style-type: none"> <li>i) <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and</li> <li>ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.</li> </ul> <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
39.	<p><b>Refuse Collection</b></p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Construct the approved development to include the recommendation specified in section 4 of the approved '<i>Operational Waste Management Plan</i>', prepared by TTM (Ref: 21BRW0002, Rev 4, dated 21 August 2024)</p> <p>c) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p> <p>c) At all times following commencement of use</p>
40.	<p><b>Acoustic Treatments</b></p> <p>a) Submit to EDQ IS, an updated report of the approved report titled '<i>Environmental Noise Assessment</i>', prepared by TTM (Ref: 21BRA0010 R01_2, dated 21 February 2025). The updated report, certified by a suitably qualified person, must:</p> <ul style="list-style-type: none"> <li>i) demonstrate the design achieves the recommendations included in the approved report,</li> <li>ii) identify the selected mechanical plants,</li> <li>iii) outline the impacts and mitigation measures associated with the noise generated from mechanical plant and equipment; and</li> <li>iv) demonstrate the development does not cause any nuisance</li> </ul>	<p>a) Prior to commencement of building works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>for the occupants of the subject development and adjoining sites.</p> <p>b) Construct the development in accordance with the amended acoustic report submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence that the requirements of part a) and b) of this condition have been met.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
41.	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
42.	<p><b>Easements Over Infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over any infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Infrastructure Contributions		
43.	<p><b>Infrastructure Contributions</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	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.

Any intrusion into Prescribed Airspace by way of temporary or permanent physical obstruction (natural or man-made), artificial light, reflected sunlight, air turbulence (emissions at or above 4.3m/s), steam, gas, smoke, dust or other particulate matter beyond the levels specified in the *Airports Act 1996* and the *Airport (Protection of Airspace) Regulation 1996*, may require approval from the Federal Government.

**\*\* End of Package \*\***