



Our ref: DEV2024/1566

23 July 2025

Clarence Property Diversified Fund
C/- Place Design Group
Att: Ms Jessica Pitcher
GPO Box 775
BRISBANE QLD 4001

Email: jessica.p@placedesigngroup.com

Dear Ms Pitcher

S89(1)(a) Approval of PDA Development Application
Development Permit for Material Change of Use for Multiple dwelling (189 units) and Food and drink outlet at 9 Hercules Street, Hamilton described as Lot 645 on SL2184

On 23 July 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@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)	Northshore Hamilton	
Site address	9 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 645	SL2184
PDA development application details		
DEV reference number	DEV2024/1566	
'Properly made' date	13 December 2024	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Multiple dwelling (189 units) and Food and drink outlet	
PDA development approval details		
Decision of the MEDQ	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	
Decision date	23 July 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Peita McCulloch, Manager	
Engineer	Xi Gan, 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.	Development Summary, prepared by Jackson Teece, Revision C	DA-001	25/03/2025
2.	Site Plan, prepared by Jackson Teece, Revision B	DA-030	25/02/2025
3.	Floor Plan – Basement 2, prepared by Jackson Teece, Revision B	DA-108	25/02/2025
4.	Floor Plan – Basement 1, prepared by Jackson Teece, Revision B	DA-109	25/02/2025
5.	Floor Plan – Ground Flood, prepared by Jackson Teece, Revision B	DA-110	25/02/2025
6.	Floor Plan – Lvl 01 to Lvl 03 (Podium Typical), prepared by Jackson Teece, Revision C	DA-111	25/03/2025
7.	Floor Plan – Lvl 04 (Communal), prepared by Jackson Teece, Revision B	DA-112	25/02/2025
8.	Floor Plan – Lvl 05 to Lvl 22, prepared by Jackson Teece, Revision C	DA-113	25/03/2025
9.	Floor Plan – Lvl 23 to Lvl 27, prepared by Jackson Teece, Revision C	DA-114	25/03/2025
10.	Roof Plan – Rooftop Recreation, prepared by Jackson Teece, Revision B	DA-120	25/02/2025
11.	Elevations – 01, prepared by Jackson Teece, Revision B	DA-200	25/02/2025
12.	Elevations – 02, prepared by Jackson Teece, Revision B	DA-201	25/02/2025
13.	RE: 9 Hercules Street, Hamilton – Traffic Engineering RFI Response, prepared by Colliers	24GCT0144_LT03	02/05/2025
14.	Site Based Stormwater Management Quantity and Quality, prepared by Naxos Engineers, Version 3	25-007 - SBSMP – Quantity & Quality	06/11/2024
15.	Environmental Noise Assessment, prepared by Colliers TTM, Revision 1	24BRA0170 R01_1	25/10/2024
16.	Landscape Concept Report, prepared by Jackson Teece and Place Design Group, Revision D	230192	31/03/2025
17.	Green factor scorecard, prepared by Brisbane Green Factor, Tool version 0.1.0	None provided	22/05/2025
18.	Northshore Hamilton - Sufficient Grounds - DEV2024/1566 9 Hercules Street - Sustainability	N/A	17/07/2025

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

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

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

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

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

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

DESTINATION (REGULAR) CHARGER means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.

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*.

Gross floor area (GFA), for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- a. building services, plant or equipment; or
- b. access between levels; or
- c. a ground floor public lobby; or
- d. a mall; or
- e. parking, loading or manoeuvring vehicles; or
- f. unenclosed private balconies, whether roofed or not.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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.

- 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
Sufficient Grounds – Superior Design Outcome		
3.	Sustainability and Efficiency a) Submit to EDQ DA documentation identifying which 'Sufficient Grounds Option' has been selected from the approved Sufficient Grounds Sustainability Rating matrix and the rating level(s) committed to be achieved. This must also be accompanied by evidence demonstrating that the building design and construction planning phases are consistent with achieving the nominated option. This must include the following as a minimum:	a) Prior to the commencement of works

PDA Development Conditions		
No.	Condition	Timing
	i) Sustainability rating scheme submission package(s) prepared by a Suitably Qualified Professional demonstrating that the building design achieves the projected sustainability rating, with a suitable rating points buffer and contingency measures to address rating risk areas (if relevant). ii) Evidence of submission of the above documentation to the relevant rating assessment organisation(s) for 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 selected rating(s). Note: It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information. b) Submit to EDQ documentation from the rating assessment organisation(s) verifying that the documentation submitted under part a) is projected to achieve the criteria and points (if relevant) required in the design phase to achieve the rating level under tool selected under part a). Should changes to the documentation submitted under a) be required in response to the rating organisation's design phase assessment feedback (to achieve the rating level), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ. c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve the applicable sustainability rating(s). d) Submit to EDQ DA evidence that the requirements of part c) of this condition have been met, including submission of all applicable "As-Built" rating certifications (if relevant to option selected under part a)) or evidence that the final ratings or standards have been achieved.	b) Prior to the commencement of building works c) Prior to commencement of use d) Within 12 months of commencement of use
4.	Compliance Assessment – Public Art a) Submit to EDQ DA, for compliance assessment, a detailed Public Art Plan for public art by a recognised artist or craftsperson (such artworks or sculptures) to the minimum value of not less than 0.25% of the total building and construction work as certified by a suitably qualified Quantity Surveyor (including design, fabrication and installation). The Public Art Plan must include the following: - Design Concept (description of the theme / story / inspiration for the public artwork); - Imagery / sketches / drawings of the public artwork; - Materials and colours palette;	a) Prior to commencement of landscape works

PDA Development Conditions		
No.	Condition	Timing
	iv. An assessment demonstrating the public artwork as generally in accordance with Section 6.3 Design Standards of Chapter 6 – Public Art, Infrastructure Design Planning Scheme Policy, Brisbane City Plan 2014; v. Evidence that the public art is suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and vi. A schedule of project costs, certified by a suitably qualified Quantity Surveyor identifying as a minimum design, fabrication, installation and artist costs. b) Submit to EDQ DA evidence demonstrating that the public artwork has been installed in accordance with endorsed documents required by part a) of this condition.	b) Prior to commencement of use and to be maintained
5.	Compliance Assessment – Detailed Landscape plans a) Submit to EDQ DA for compliance assessment, detailed landscape plans prepared by an AILA Registered Landscape Architect, for all landscape works approved Landscape Concept Report and Green factor scorecard. The detailed landscaping plans should include the following: Design – Generally i. All landscape areas are to be designed: • In accordance with CPTED and include appropriate DDA access. • To include appropriate lighting and way finding signage. • To show the extent of soft and hard landscape. • To show the extent of basement and/or roof lines • To show location and description of fencing (including noise barriers) • Incorporate rain/non-potable water use for irrigation. Planting – Generally ii. Provide details and locations of all plant species utilised for the development, including shrubs, ground covers and trees. This must include common name, scientific name, pot size at planting, density of planting and height and width at maturity) iii. Provide details of the proposed maintenance and irrigation strategy for the whole development. 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. Planting – On-podium planters iv. Location of all proposed on-podium planters and ensuring they provide media depth of the following minimum requirements:	a) Prior to commencing site works

PDA Development Conditions		
No.	Condition	Timing
	a. Ground covers up to a mature height of 200mm or less – minimum 300mm; b. Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; c. Shrubs of mature height over 200mm – minimum 600mm; d. Trees – minimum 1200mm or root ball depth plus 200mm whichever is greater. v. Provide specification for the on-podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures. Planting – Façade i. For any proposed façade landscaping provide further details for the planting and maintenance of the planters on the building's façades, including: a. Structure – details of all the elements required to support plant growth / climbing (if proposed). b. Media type – specification of light-weight media for suitable for vertical planting on built structures. c. Media volume: i. Minimum planting depth 400mm minimum media volume. ii. 100L media for every 1m² foliage at 100mm of thickness. iii. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. b) Carry out the works in accordance with the detailed landscape plans endorsed under part a) of this condition.	b) Prior to commencement of use and maintained in perpetuity
Affordable Housing		
6.	Affordable housing Submit to EDQ DA evidence that the approved development delivers a minimum of 5% of the total residential gross floor area (GFA) as affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i>. NOTE: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
Construction management		
7.	Hours of Work – Construction 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
8.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
9.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
10.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) How the rights and interests associated with Easement No. 601401142 (Easement B on RP172844 on 789 SL5992 will not be interfered with in carrying out the development; iv) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; v) complaints procedures; vi) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
11.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
12.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
13.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	a) Prior to commencing work b) During construction c) As requested by EDQ
14.	Structural Monitoring and Vibration Report a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. 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	a) Prior to commencing work

PDA Development Conditions		
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	to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) During construction
15.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure requires repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
Site works		
16.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 11 – Erosion and sediment management; 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;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). a) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. b) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	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 <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Groundwater Management Strategy a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); 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); 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 vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval. b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	b) During construction
19.	Shoring a) Submit to EDQ IS a Geotechnical Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following <i>Australian Standards</i>: 1. AS1726 <i>Geotechnical Site Investigation</i>; 2. AS2159 <i>Piling - Design and Installation</i>; 3. AS4678 <i>Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; iii) analysis of groundwater hydrology, including: 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: 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); 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; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 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). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.	
	b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction
20.	Excavation and Basement Design – Compliance Assessment a) Submit to the EDQ IS an Excavation and Basement Report for compliance assessment, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>;	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	2. the Geotechnical Shoring and Design Report submitted under Condition 19 of this approval; 3. the Structural Monitoring and Vibration Report submitted under Condition 14 of this approval; 4. the Rock and Ground Anchor Report submitted under Condition 21 of this approval: i) locations of cut and fill, and the character of material; ii) quantity of fill to be deposited; iii) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; iv) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; v) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; vi) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under Condition 10 of this approval; and vii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. 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. c) Submit to EDQ IS RPEQ: i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <i>NOTE: 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.</i>	b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Temporary Rock and Ground Anchors a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including: i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii) where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb:	a) Prior to Commencing work

PDA Development Conditions		
No.	Condition	Timing
	1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition. c) Submit to the EDQ IS RPEQ: i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	b) During construction c) Within 20 business days of completion of work involving rock and ground anchors d) Prior to commencement of use or BFP endorsement, whichever occurs first
Traffic and Transport		
22.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Type B1 (6.9m) crossover.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity (load controlled via an electrical EVSE load control management system) for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and iii) Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed regarding fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of the use
25.	Bicycle Parking – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a bicycle parking plan, certified by a RPEQ, generally in accordance with <i>Australian Standard AS 2890.3</i> and the following: i) Provide minimum 174 resident bicycle parking spaces internal to the building and 16 visitor spaces at ground level. ii) Bicycle parking with 400mm spacing with height stagger is an acceptable outcome for bikes with narrow handlebars (e.g., drop bars) only. The standard bicycle parking width of 500mm shall be provided for the bikes with standard handlebars (e.g., flat bars).	a) Prior to commencing building works.

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No.	Condition	Timing
	b) Construct, sign and delineate bicycle parking facilities generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
Utilities		
26.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
28.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) Approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from the relevant entity for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Solar power Submit to EDQ DA demonstration that solar power generation is provided for wherever possible on the built-form without compromising aesthetics. As a minimum, solar panels should be provided on the roof.	Prior to commencement of use or BFP endorsement, whichever occurs first
31.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
33.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
External Works		
34.	Streetscape Works a) Submit to EDQ IS 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 designed generally in accordance with the following approved plans/ documents: i) Landscape Concept Report, Issue D, prepared by Place Design Group, dated 31 March 2025. ii) Brisbane City Council Standard Drawing – Pedestrian and Cyclist Facilities. iii) Brisbane City Council Standard Drawing – Streetscape and Landscape. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 –<i>Lighting for Roads and Public Spaces</i>; 2. 2.0m wide concrete footpath along the full frontage of the development lot; 3. location and specifications of streetscape furniture; and 4. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans submitted under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of streetscape works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first
Amenity		
35.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the approved Environmental Noise Assessment. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
36.	Outdoor Lighting 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> .	Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure charges		
37.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Certified construction plans detailing the GFA must be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP
Site specific advice		
Intrusion into Brisbane Airport Operational Airspace Construction of the proposal will likely require approval from the Brisbane Airport Corporation. The applicant must comply with the regulatory requirement of all relevant legislation relating to the operation of the airspace over the subject site and to the requirements for PAN OPS and OSL.		

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****