



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1507

25 September 2025

Pellicano Living Pty Ltd
C/- Property Projects Australia
Att: Mr Sam Spiro
PO Box 1264
NEW FARM QLD 4005

Email: sam@propertyprojectsaustralia.com.au

Dear Sam

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

PDA Development Permit for Multiple Dwelling, Short Term Accommodation and Centre Activities (Food and Drink Outlet, Office and Shop) at 332-334 Water Street and 30A Trinity Street, Fortitude Valley described as Lot 1 on RP10553, Lot 11 and Lot 12 on RP10552, Lot 5, Lot 6 and Lot 94 on SP266307, Lot 13 on RP81335, Lot 955 on SP206840 and Easement A on SP143465

On 25 September 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	332-334 Water Street and 30A Trinity Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 1	RP10553
	Lot 11	RP10552
	Lot 12	RP10552
	Lot 5	SP266307
	Lot 6	SP266307
	Lot 94	SP266307
	Lot 13	RP81335
	Lot 955	SP206840
	Easement A	SP143465
PDA development application details		
DEV reference number	DEV2024/1507	
'Properly made' date	5 August 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	Multiple Dwelling, Short Term Accommodation and Centre Activities (Food and Drink Outlet, Office and Shop)	
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	25 September 2025	
Currency period	6 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner
Manager	Peita McCulloch, Manager
Engineer	Sanjib Bhowmick, Senior 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.	Architectural Plans, prepared by Woods Bagot		
	• Cover Sheet	A- 0101 Revision K	08/08/25
	• Location Plan	A-1001 Revision E	01/08/25
	• Site Plan - Proposed	A-1102 Revision F	01/08/25, Amended in Red 24 September 2025
	• Plan - Basement 04	A-1201 Revision Q	01/08/25
	• Plan - Basement 03	A- 1202 Revision W	04/08/25
	• Plan - Basement 02	A-1203 Revision X	01/08/25
	• Plan - Basement 01	A-1204 Revision X	01/08/25
	• Plan - Lower Ground	A-1205 Revision DD	08/08/25
	• Plan - Upper Ground	A-1206 Revision AA	08/08/25
	• Plan - Plaza	A-1207 Revision AA	08/08/25
	• Plan - Level 03	A-1208 Revision U	08/08/25
	• Plan - Level 04	A-1209 Revision X	08/08/25
	• Plan - Level 05	A-1210 Revision AA	08/08/25
	• Plan - Level 06 (Typical L06-12)	A-1211 Revision T	08/08/25
	• Plan - Typical Apartment Level (L13-35)	A-1212 Revision Y	08/08/25
	• Plan - Level 36 - Roof Terrace	A-1214 Revision R	08/08/25
	• Plan - Roof	A-1215 Revision V	01/08/25
	• West Elevation (Brunswick Street)	A-1301 Revision S	01/08/25
	• South Elevation (Water Street)	A-1302 Revision S	01/08/25
	• North Elevation	A-1303 Revision R	01/08/25
	• East Elevation	A-1304 Revision R	01/08/25

	• Section - Brunswick Street Tower	A-1307 Revision T	01/08/25
	• Section - Water Street Tower	A-1308 Revision S	01/08/25
	• Section - Water Street Tower	A-1310 Revision M	08/08/25
	• Area Plans - GBA (Site Cover)	A-8001 Revision L	08/08/25
	• Area Plans - GFA	A-8002 Revision M	08/08/25
	• Area Plans - Landscape Areas	A-8004 Revision G	08/08/25
	• Area Plans - Communal Areas	A-8005 Revision G	08/08/25
2.	Traffic Impact Statement, prepared by SLR Consulting	620.V31023-L01-v1.0	7 August 2025
3.	Noise Impact Assessment, prepared by WSP	PS132918-JWS-ACO-REP-1 Rev6	6/08/2025
4.	Wind Assessment, prepared by CPP Wind Engineering Consultants	21957	1 August 2025
5.	Site Based Stormwater Management Plan (Conceptual Stormwater Management Plan) prepared by Burchills Engineering	BE220298-RP-CSMP-01	8 December 2023
6.	Landscape Report, prepared by Lat Studios	LS000909	05.08.25, Amended in Red 24 September 2025
7.	Civil Engineering Services Report, prepared by Burchills Engineering	BE220298	December 2023
8.	Road Widening Plan, 62-68 Brunswick Street 332-336 Water Street, 20A Trinity Street, prepared by Brisbane City Council	Design Number RC16069 Issue 1	09.08.22
Supporting Documentation		Number	Date
9.	Site Based Stormwater Management Plan, prepared by Robert Bird Group	11720C Issue B	23 May 2012
10.	Further Issues Response, prepared by PPA	J001451	11 August 2025
11.	Waste Management Plan, prepared by SLR Consulting	620.31023.00002	8 August 2025

Preamble, abbreviations and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

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.

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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

LTA means *Land Title Act 1994*.

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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.

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.
 - 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.

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.

- 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
General		
1.	Carry out the Approved Development Carry out and 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.	Prior to commencement of use or BFP endorsement, whichever occurs first, and all times following commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
3.	Public Access – 24 Hours Through Site Provide and maintain safe and unimpeded 24-hour public access through the public plaza and all publicly accessible areas within the site from Brunswick and Water Streets through to Diggles Close and the future adjoining development to the north in accordance with the Landscape Report, prepared by Lat Studios. Publicly accessible areas are annotated on approved Landscape Concept DA Version C, pp 16 and Amended in Red 24 September 2025 and Site Plan, A-1102 Revision F, Amended in Red 24 September 2025, prepared by Woods Bagot.	At all times following commencement of use

PDA Development Conditions		
No.	Condition	Timing
Affordable Housing		
4.	Compliance Assessment – Affordable Housing a) Submit to EDQ DA for Compliance Assessment details including revised architectural drawings nominating the required 5% affordable housing gross floor area for multiple dwellings in accordance with the Bowen Hills PDA Development Scheme and PDA Guideline no. 16 Housing. b) Submit evidence to EDQ on an annual basis that the units as endorsed under parts a) of this condition are being rented in accordance with the conditions endorsed under part a) of this condition.	a) Prior to commencing site works b) Prior to commencement of use and annually thereafter for a period of 20 years unless otherwise agreed in writing by MEDQ.
Construction Management		
5.	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
6.	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
7.	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
8.	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),	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
	causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of 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
9.	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>.	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
10.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
11.	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	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
12.	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 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) confirmation that BCC and QUU have reviewed the monitoring procedure for works adjacent to the (Road, footpath & Stormwater) and (Water & Sewer) respectively; v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
13.	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
14.	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> and the approved plans. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	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
16.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. <i>Note – RPEQ design for retaining walls relating to the external retention system are to be submitted to EDQ prior to commencement of earthworks.</i>	a) Prior to commencing earthworks and prior to commencement of building works above ground level, as relevant. b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	<i>Retaining walls relating to the podium internal to the site retaining walls for landscaping will be submitted prior to building works / works above ground.</i>	
17.	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: 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 <i>Australian Groundwater Modelling Guidelines, 2012</i>; 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>. b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	a) Prior to commencing work b) During construction
18.	Shoring – Compliance Assessment a) Submit to EDQ IS for Compliance Assessment, 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. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 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	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	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; 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.	

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction
19.	Excavation and Basement Design a) Submit to the EDQ IS an Excavation and Basement Report, 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>; 2. the Geotechnical Shoring and Design Report submitted as required by this approval; 3. the Structural Monitoring and Vibration Report submitted as required by this approval; 4. the Rock and Ground Anchor Report submitted as required by this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted; and viii) 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>	a) Prior to commencing work b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
20.	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: - detailed engineering drawings detailing the locations and specifications of rock and ground anchors; - where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); - 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: - prior to the de-stressing of the temporary ground anchors; and - 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: - certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition - 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: - 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); - location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; - construction methodology used during installation and the results of any tests; - surveyed location of the following plotted on the shoring plan and wall sections: - existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); - existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and - existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.	a) Prior to Commencing work b) During construction c) Within 20 business days of completion of work involving rock and ground anchors

PDA Development Conditions

No.	Condition	Timing
	d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Roadworks – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for any public transport infrastructure or works within an existing or proposed road reserve, including: i) all intersection modification, if required; ii) any proposed shared zone(s); iii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; iv) the function of shared zone(s) for pedestrians, cyclists and vehicles; v) clear sight lines to ensure legibility and visibility for all users; vi) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); vii) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; viii) the following supporting information: 1. referenced design and performance criteria; 2. referenced supporting documentation used to inform designs; 3. RPEQ confirmation that all works within existing or proposed road reserves accord with Council's standards; or 4. for works inconsistent with Council's standards, an executed Management Agreement with Council's detailing maintenance, replacement, security, and insurance requirements. b) Submit to EDQ IS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing roadworks b) Prior to commencing roadworks c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Road Dedication – Brunswick Street Provide road dedication along the western boundary to allow for future widening of Brunswick Street including Water Street truncation at no cost to the MEDQ or Brisbane City Council, in accordance with the approved plans and documents and the approved Road Widening Plan prepared by Brisbane City Council, Drawing No. RC16096 Issue 1 and dated 9 August 2022.	Prior to Building Format Plan endorsement of the first stage
23.	Road Dedication – Water Street Provide road dedication along the southern property boundary for the widening of the footpath on the north side of Water Street, at no cost to the MEDQ or Brisbane City Council, in accordance with the approved plans and documents and the approved Road Widening Plan prepared by Brisbane City Council, Drawing No. RC16096 Issue 1 and dated 9 August 2022.	Prior to Building Format Plan endorsement of the first stage
24.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i>. 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: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority.	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
	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
25.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a BCC Type B2 (6.5m). b) Submit to EDQ IS RPEQ certification that the crossovers 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
26.	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
27.	Water and Sewer – Service Advice Notice Submit a SAN (Service Advice Network) to identify any required infrastructure upgrade that will be required as part of the proposed development.	Prior to commencement any Water and Sewer Works for the relevant stage
28.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities Ltd current adopted standards, requirements, and as per any upgrade works as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities Ltd current adopted standards, requirements, and as per any upgrade works as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
30.	Stormwater Management Strategy a) Development is to be carried out generally in accordance with the approved Site Based Stormwater Management Plan prepared by Robert Bird Group, dated 23 May 2012 (Job No. 11720C, Issue B), unless otherwise approved by EDQ DA as part of the subsequent Compliance Assessment application. b) Submit to EDQ DA for Compliance Assessment and endorsement detailed stormwater management design drawings, calculations and certification prepared by a suitably qualified RPEQ engineer demonstrating: • lawful point of discharge; • detention and water quality treatment measures; and • connection arrangements consistent with the approved SBSPMP, unless otherwise varied as part of the compliance application. c) Construct the development in accordance with the endorsed stormwater management drawings as per a) above prior to the commencement of use.	a) Prior to commencing any stormwater management works for the relevant stage b) Prior to commencement of any building works at site c) Prior to commencement of use
31.	Stormwater Connection Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and generally in accordance with Council's current adopted standards and any endorsed document under this approval.	Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; - As conditioned in this approval. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
33.	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</i> – Stormwater quantity and; ii) As conditioned in this approval. 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
34.	Flood Emergency Management Plan Submit a Flood Emergency Management Plan (FEMP) that conforms to Section 8.2.11.2, PO10, and PO11 of the Brisbane City Council (BCC) Flood Overlay Code. This plan is to be prepared/endorsed by a Registered Professional Engineer of Queensland (RPEQ) specialising in hydraulics/flood risk management and should detail the necessary flood management strategies that do not impose additional responsibilities on Council and State Emergency Service (SES) personnel during flood events.	Prior to commencement of use or BFP endorsement, whichever occurs first
35.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
36.	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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
37.	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
38.	Gas a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development. b) Connect the approved development to underground gas services in accordance with the agreement mentioned in 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
39.	Streetscape Works – Compliance Assessment 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 designed generally in accordance with the approved plans. The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.	a) Prior to commencement of streetscape works

PDA Development Conditions		
No.	Condition	Timing
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
40.	Landscape Works a) Submit to EDQ DA detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Landscape report, prepared by Lat Studios, Issue C, dated 05.08.25, amended in red by MEDQ 24 September 2025. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
41.	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
42.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in sections 4 and 5 of the approved Revised Noise Impact Assessment Report prepared by WSP, Revision 6 dated 6/08/2025. 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
43.	Sustainability and Efficiency a) Construct the approved development to achieve the following sustainability rating: i) a minimum 6 leaf EnviroDevelopment certification	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	ii) a minimum 4 star Green Star: Design and as Built certification, or iii) an equivalent rating under an alternative rating system. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
44.	Electric Vehicle Readiness – Multi-residential / Short term accommodation a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity 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; and b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
45.	Dewatering Management Plan – Compliance Assessment a) Submit a Dewatering Management Plan (DMP) to EDQ IS, for Compliance Assessment. The DMP must be prepared by a suitably qualified RPEQ in the relevant discipline and must, at a minimum, include the following elements: i) Site assessment ii) Regulatory compliance iii) Dewatering methods iv) Water treatment v) Water disposal vi) Erosion and Sediment Control	a) Prior to commencement of any site work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	vii) Monitoring and Maintenance viii) Health and Safety ix) Documentations and Reporting x) Post Construction Elements xi) Community and Environmental Considerations b) Implement the DMP generally in accordance with the version endorsed under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
46.	Air Quality Report – Compliance Assessment a) Submit to EDQ IS, an Air Quality Assessment Report for Compliance Assessment prepared by an accredited practitioner with the relevant discipline as per BCC's Guidelines and Standard (SC6.2) or as per the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Air) Policy 2019</i>. b) Implement the Air Quality Assessment Report generally in accordance with the version endorsed under part a) of this condition.	a) Prior to commencement of any site work for the relevant stage b) Prior to commencement of use or BFP endorsement, whichever occurs first
47.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a BFP, whichever occurs first
Infrastructure Contributions		
48.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. 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.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****