

Our ref: DEV2023/1407/2

2 December 2025

Greyhigh Pty Ltd
C/- Mewing Planning Consultants
Att: Mr Ben Thomas
Email: ben.thomas@mewing.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area:
PDA Development Approval:

Bowen Hills
Change to Development Permit for Material
Change of Use for Food and Drink Outlet, Health
Care Service, Hospital, Office and Shop, in
accordance with a Plan of Development and PDA
Preliminary Approval for Reconfiguring a Lot for 3
lots into 3 lot, including future access lot (publicly
accessible private road).

Property Location:

14 Wren Street, 65-67 O'Connell Terrace and part
of Walden Lane, Bowen Hills.

Property Description:

Lot 101 on SP321126, Lot 31 on RP208866 and Lot
100 on SP321125.

On 2 December 2025, Economic Development Queensland (EDQ) decided to approve **part** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on (07) 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Cc: Brisbane City Council - Email partnershipsteam@brisbane.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	14 Wren Street, 65-67 O'Connell Terrace and part of Walden Lane, Bowen Hills.	
Lot on plan description	Lot number	Plan description
	Lot 101	SP321126
	Lot 31	RP208866
	Lot 100	SP321125
PDA Development Approval details		
DEV Reference No.	DEV2023/1407/2	
Original Approval details	PDA Development Approval for Material Change of Use for Food and Drink Outlet, Health Care Service, Hospital, Office and Shop, in accordance with a Plan of Development and PDA Preliminary Approval for Reconfiguring a Lot for 3 lots into 3 lots and volumetric lot at 14 Wren Street, 65-67 O'Connell Terrace and part of Walden Lane, Bowen Hills described as Lot 101 on SP321126, Lot 31 on RP208866 and Lot 100 on SP321125.	
Change to Approval Decision	EDQ has decided to grant <u>part</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: a) Removing reference to volumetric lot within the Preliminary Approval – RaL and replacing with future access lot (publicly accessible private road); b) Additions to condition 2 relating to the future access lot (publicly accessible private road) and removal of 1500mm services requirement; c) Additions to condition 3 relating to the publicly accessible private road; d) Amendments to condition 6 to provide clarity and delivery and removal of solar lighting requirements; e) Removal of condition 9 – volumetric road closure and replacement with Access easement; f) Addition of new condition 9a) Publicly accessible private road; g) Amendment to condition 21 to remove	

	1500mm services requirement; h) Amendment to condition 37; easements only required where services present; i) Amendment to condition 38 to remove volumetric references;
Original decision date	02 November 2023
Change to Approval decision date	02 December 2025
Currency Period	Development Permit – Six (6) years from the original decision date Preliminary Approval – Six (6) years from the original decision date

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Ground and Mezzanine Level – Pedestrian Circulation Diagram	POD_SK001	Nettleton Tribe	31 October 2023
2.	Basement Level Diagram	POD_SK002	Nettleton Tribe	31 October 2023 (Amended in Red by MEDQ 5 November 2025)
3.	Ground and Mezzanine Level Diagram	POD_SK003	Nettleton Tribe	22 September 2025 (Amended in Red by MEDQ 5 November 2025)
4.	Podium Level Diagram – Levels 1-4	POD_SK004	Nettleton Tribe	31 October 2023
5.	Lower Tower – Levels 5-11	POD_SK005	Nettleton Tribe	31 October 2023
6.	Upper Tower – Levels 12-19	POD_SK006	Nettleton Tribe	31 October 2023
7.	Architectural Plans – Site Boundary Dedications	ROL_004	Nettleton Tribe	22 September 2025 (Amended in Red by MEDQ 5 November 2025)
8.	Architectural Plans – Site Plan	ROL_005	Nettleton Tribe	31 October 2023 (Amended in Red by MEDQ 31/10/23)

9.	Appendix A - Master Plan Report		Nettleton Tribe	205 May 2023 (Amended in Red by MEDQ 5 November 2025)
Plans and documents previously approved on 2nd November 2023				
1.	<i>Ground and Mezzanine Level – Pedestrian Circulation Diagram prepared by Nettleton Tribe</i>	POD_SK001	Nettleton Tribe	31 October 2023
2.	<i>'Basement Level Diagram' prepared by Nettleton Tribe</i>	POD_SK002	Nettleton Tribe	31 October 2023
3.	<i>'Ground and Mezzanine Level Diagram' prepared by Nettleton Tribe</i>	POD_SK003	Nettleton Tribe	31 October 2023
4.	<i>'Podium Level Diagram – Levels 1-4' prepared by Nettleton Tribe</i>	POD_SK004	Nettleton Tribe	31 October 2023
5.	<i>'Lower Tower – Levels 5-11' prepared by Nettleton Tribe</i>	POD_SK005	Nettleton Tribe	31 October 2023
6.	<i>'Upper Tower – Levels 12-19' prepared by Nettleton Tribe</i>	POD_SK006	Nettleton Tribe	31 October 2023
7.	Architectural Plans – Site Boundary Dedications prepared by Nettleton Tribe, Amended in Red 31/10/23	ROL_004	Nettleton Tribe	31 October 2023
8.	Architectural Plans – Site Plan prepared by Nettleton Tribe, Amended in Red 31/10/23	ROL_005	Nettleton Tribe	31 October 2023
9.	Master Plan Report prepared by Nettleton Tribe		Nettleton Tribe	25 May 2023

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 EDQ 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 Services Fees and Charges Schedule¹ (as amended from time to time).
- ii) submit to EDQ DA a duly completed Compliance Assessment form².

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with 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) the Applicant submits items required under a) above to EDQ Development Services 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) 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 MEDQ notifies the Applicant as stated under iv) 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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
Material Change of Use		
MCU 1.	Carry out the development Carry out and complete the development generally in accordance with the approved documents and the conditions contained in this Decision Notice. <i>Note - Where a condition of approval requires compliance assessment, the development must also comply with the endorsed plans, works, documents, reports, strategies or the like.</i>	Prior to and during construction and then maintained.
MCU 2.	Compliance Assessment – Built Form a) Submit to EDQ DA for Compliance Assessment detailed plans for the building generally in accordance with the following stamped approved: • Appendix A Master Plan Report prepared by Nettleton Tribe, dated 25 May 2023, with amended plans dated 22 September 2025 and amended in red by MEDQ 5/11/2025; • Ground and Mezzanine Level – Pedestrian Circulation Diagram, Drawing Number SK_001, prepared by Nettleton Tribe, dated 31 October 2023; • Basement Level Diagram, Drawing Number POD_SK002, prepared by Nettleton Tribe, dated 31 October 2023; • Ground and Mezzanine Level Diagram, Drawing Number POD_SK003, prepared by Nettleton Tribe, dated 22 September 2025, and Amended in Red by MEDQ 5/11/2025; • Podium Level Diagram (Levels 1-4), Drawing Number POD_SK004, prepared by Nettleton Tribe, dated 31 October 2023; • Lower Tower (Levels 5-11), Drawing Number POD_SK005, prepared by Nettleton Tribe, dated 31 October 2023; and • Upper Tower (Levels 12-19), Drawing Number POD_SK006, prepared by Nettleton Tribe, dated 31 October 2023. <u>The detailed plans must include:</u> i. Site plans, floor plans, basement plans, elevations, sections, roof plans etc; ii. Gross floor area (in accordance with the Master Plan Report and Condition 8);	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	iii. Heights in accordance with the Master Plan Report; iv. Setbacks and building form in accordance the approved plans listed in part a) of this condition; v. Details of the proposed building materials and glazing; vi. Details of the proposed podium and any planter vegetation, including but not limited to soil depths, planting schedule and irrigation/maintenance. vii. End of trip facilities; viii. Publicly accessible spaces and landscape areas including Urban Common; ix. Details of the proposed works within the public streetscape; x. Details of the publicly accessible private road portion of Walden Lane and any proposed works; xi. Access and carparking arrangements; xii. Floor levels to allow for integration with future adjoining building; and xiii. Specialist assessment reports as required that may include traffic, civil engineering, geotechnical, acoustics and air quality. <i>Note –</i> • <i>In the portion of Walden Lane that will become a publicly accessible private road, any impacted service/utility providers must be catered for.</i> • <i>Detail design must allow for all future changes to the road network including but not limited to resumptions and directional changes i.e. left out exit only from carpark</i> b) Construct and maintain the building/s and works in accordance with the endorsed plans.	b) Prior to commencement of use
MCU 3.	Compliance Assessment – Open space, public realm and landscaped areas a) Submit for to EDQ DA for compliance assessment, detailed plans, certified by an AILA and in accordance with Brisbane City Council (Council) standards, illustrating the works within the public realm, open space, landscape area and street tree plantings for the site are generally in accordance with stamped approved Ground and Mezzanine Level Diagram (Pedestrian Circulation Diagram), Drawing Number POD_SK001 dated 31 October 2023 and Ground and Mezzanine Level Diagram, Drawing Number POD_SK003 dated 22 September 2025. The detailed plans are to identify:	a) Prior to or with the lodgement of the compliance assessment required under condition 2

PDA Development Conditions		
No.	Condition	Timing
	i. Appropriate way finding signage, including to and from the lift, and other key features through the site; ii. The interface relationship with adjoining building/s (planned, future); iii. Proposed finished levels and grades, including sections; iv. Finishes, treatments and landscaping, including species, size and location; v. Location and details of vehicle barriers/bollards/landscaping proposed to prevent unauthorised vehicular access; vi. Details and locations of any proposed building works, including furniture, seating, shade structures and awnings; vii. Location and details of lighting proposed. Public lighting in accordance with AS1158 – “Lighting for Roads and Public Spaces” and AS4282 - Control of the Obtrusive Effects of Outdoor Lighting”; viii. Any visitor bicycle parking spaces within the “public realm” areas; and ix. The public open space areas are designed to cater for access and mobility in accordance with AS1428.1; x. Details and designs of the publicly accessible private road portion of Walden Lane, ensuring it is designed and constructed in accordance with Council’s standards and integrates with the existing Council Road/s; xi. Details of the signage of the publicly accessible private road portion of Walden Lane in accordance with Council’s BDS-3102. xii. Details of the maintenance strategy for the publicly accessible privately owned portion of Walden Lane. b) Construct and maintain the open space, public realm and n landscape areas in accordance with the endorsed plans and documents	b) As work is being carried out on site and ongoing
MCU 4.	Sufficient Grounds – Compliance Assessment – Urban Common a) Submit to EDQ DA for compliance assessment detailed plans certified by an AILA of the Urban Common as illustrated on the approved Ground and Mezzanine Level Diagram – Pedestrian and Circulation Diagram, Drawing Number POD_SK001, prepared by Nettleton Tribe, dated 31 October 2023. The Urban Common is to be designed in accordance with the following principles:	a) Prior to or with the lodgement of the compliance assessment required under condition 2,

PDA Development Conditions		
No.	Condition	Timing
	i. Be a minimum 207sqm in size. ii. Is to be publicly accessible 24 hours a day, 7 days a week. iii. Include subtropical planting and vegetation that provides visibility, shade and comfort. iv. Include mature tree planting for immediate shade. v. CPTED principles adopted as part of the design and incorporated to ensure active street interface design. vi. Include public seating and other park furniture as appropriate i.e. bike racks. vii. High quality pavement used throughout. viii. Useability and safety for both day and night. ix. Include a lighting strategy that ensures lighting provides security and is a feature of the area. b) Carry out the development in accordance with the endorsed plan/s.	whichever is the earlier b) Prior to commencement of use
MCU 5.	Urban Common – Public Access The Urban Common is to provide and maintain unimpeded and safe 24-hour public access and ensure that access ways through the Urban Common are designed to cater for people with disabilities in accordance with Australian Standards.	At all times
MCU 6.	Sufficient Grounds – Sustainability and Efficiency a) Submit to EDQ IS for compliance assessment documentation prepared by a Green Star Accredited Professional (GSAP) that demonstrates how the development, upon completion will achieve the following sustainable outcomes: i) 5 star Green star; and ii) Incorporation of productive planting as part of the design and construction of the Urban Common; and iii) Infrastructure for the development to be designed to appropriately support the need of the development and its Green Star rating; and iv) Thermal design of the building to be efficiently designed as part of the compliance with Green Star requirements; and v) Integration of green roof on the podium rooftop; and	a) Prior to the endorsement of the compliance assessment required under condition 2

PDA Development Conditions		
No.	Condition	Timing
	vi) Integration of smart technology throughout the building (e.g. sensor lighting in carpark and public areas) b) Submit to EDQ IS contractual agreement(s) between the applicant and the building contractor(s), evidencing that the building construction is contractually required to achieve the requirements outlined in part a) of this condition. <i>Note – it is acceptable for the contractual agreement(s) to be appropriately redacted to project commercially sensitive information.</i> c) Submit to EDQ IS Green Star certification that the building has achieved 5 star Green Star.	b) Prior to building works c) Prior to commencement of use or survey plan endorsement whichever is the earlier
MCU 7.	Electric Vehicles (EV) Submit documentation to EDQ IS that the development provides facilities to support the charging of EV, including at least 1 Designation AC and the electrical capacity for Basic AC charging on all non-visitor parking.	Prior to commencement of use or survey plan endorsement whichever is the earlier
MCU 8.	Compliance Assessment – Whole-of-site plot ratio Submit to EDQ DA for compliance assessment documentation demonstrating the development on site does not exceed the maximum plot ratio of 7.5:1 permitted across whole of the site, being Lot 101 SP321126, Lot 31 RP208866 and Lot 100 SP321125 <i>Note-</i> <i>The total site has an area of 2,303m². which equates to a total allowable GFA across the site of 17,277.5m².</i>	With the lodgement of the compliance assessment required under condition 2
MCU 9.	Volumetric Access Easement Submit to EDQ DA a copy of the volumetric access easement in favour of the State of Queensland - Metro North Health and Hospital Service to ensure that Walden Lane remains open and functional as a road whilst that use is still required by a State agency.	Prior to commencement of use or survey plan endorsement whichever is the earlier

PDA Development Conditions		
No.	Condition	Timing
MCU 9a.	Compliance Assessment – Publicly Accessible Private Road Submit to EDQ DA details of any changes to the design of the portion of Walden Lane that will become a publicly accessible private road. This portion of Walden Lane must: • be designed to look and feel like a public road; • integrate with the adjoining public roads; • be accessible 24/7 to pedestrians and vehicles; and • be signed in accordance with Council's BDS-3102.	Prior to works for the reestablishment of the portion of the private road
MCU 10.	Compliance Assessment – Whole-of-site car parking rate Submit to EDQ DA for compliance assessment documentation demonstrating compliance with the maximum of 1 car parking space per 100m² gross floor area permitted across the whole of the site, being Lot 101 SP321126, Lot 31 RP208866 and Lot 100 SP321125. <i>Note- Car parking applies to whole of site.</i>	With the lodgement of the compliance assessment required under condition 2
MCU 11.	Compliance Assessment – Whole-of-site Waste Management Strategy Submit to EDQ IS for compliance assessment a whole-of-site Waste Management Strategy prepared by an appropriately qualified professional.	With the lodgement of the compliance assessment required under condition 2
MCU 12.	Compliance Assessment – Construction Management Plan a) Submit to EDQ IS for compliance assessment 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
MCU 13.	Compliance Assessment – Construction noise management plan a) Submit to EDQ IS for compliance assessment 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: • section 3.4 – Community Relations, including schedule of activities, community notification	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	strategy, complaints reporting and response strategies • section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors • section 4.5 – Control of Noise at Source, including strategies to control noise at source; • section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and • 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
MCU 14.	Compliance Assessment – Traffic management plan a) Submit to EDQ IS for compliance assessment 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
MCU 15.	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
MCU 16.	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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
MCU 17.	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 require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.	a) Prior to commencement of use b) Prior to commencement of use
MCU 18.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS for compliance assessment 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) Upon completion of the works, 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 c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
MCU 19.	Compliance Assessment – Groundwater management strategy a) Should ground water be encountered, submit to EDQ IS for compliance assessment 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 or future 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>; vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval and; vii) consideration of the basement concept design approved under condition 13. 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
MCU 20.	Compliance Assessment – Earthworks a) Submit to EDQ IS for compliance assessment detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; ii) The certified documents and drawings; The certified earthworks plans are to: i) include a geotechnical soils assessment of the site;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	ii) accord with the Erosion and Sediment Control Plans, as required by this development permit; 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. c) Submit to EDQ IS RPEQ certification that: all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
MCU 21.	Compliance Assessment – Basement concept design For any basement design, submit to EDQ IS for compliance assessment, a concept design for the excavation and basement design, including the foundation details, piles, retention structures and any ground anchoring. The concept design is to be certified by a suitably qualified and experienced RPEQ, specialised in structural and geotechnical engineering.	Prior to the commencement of site works
MCU 22.	Compliance Assessment – Excavation and basement design a) Submit to the EDQ DA for compliance assessment an Excavation and Basement Report, certified by both an RPEQ specialising in geotechnical engineering and an RPEQ specialising in structural engineering, including:	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments; 2. the Geotechnical Shoring and Design Report required by the conditions of this development permit; 3. the Structural Monitoring and Vibration Report required by the conditions of this development permit; 4. the Rock and Ground Anchor Report required by the conditions of this development permit; 5. The basement concept design approved under the requirements of this development permit. iii) Confirmation the basement is designed and will be constructed to accommodate reasonable assumptions of the loading of the future development of the land above it and adjacent to it. This includes but is not limited to the potential loading from shelters, pavements, furniture, mature trees / vegetation, high – quality soil, rain water tanks, maintenance vehicles, construction vehicles and temporary loading during construction. iv) locations of cut and fill, and the character of material; v) quantity of fill to be deposited; vi) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; viii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; ix) Detailed Design and Construction Plans, including staging, for excavation and basement design in accordance with part a) of this condition and certified by an RPEQ specialised in structural engineering. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.	b) During construction

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS: 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. d) Submit to EDQ IS certification from a RPEQ specialised in geotechnical engineering confirming that the constructed basement works have achieved a factor of safety of 1.5 against all types of geotechnical (slope stability, sliding and retention) failures, or higher factor as determined necessary by the RPEQ. The relevant calculations determining the factor of safety must be provided with the certification. <i>Note-</i> • 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 • Where this condition refers to consistency / compliance with other documents required by the conditions of this development permit, the documents are to be identified through the headings and wording in conditions other than this condition.	c) Prior to commencement of use d) Immediately after completion of works
MCU 23.	Compliance Assessment – Geotechnical engineering a) Submit to EDQ IS for compliance assessment a Geotechnical, Shoring and Design Report (GSDR), certified by an experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following <i>Australian Standards</i>: 1. AS1726 Geotechnical Site Investigation; 2. AS2159 Piling - Design and Installation; 3. AS4678 Earth Retaining Structures; 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	a) Prior to commencing work

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	adjacent buildings, structures and infrastructure (existing and future); 4. recommended measures for the proposed site-based earthworks, including basement excavation that ensures a factor of safety 1.5 against all types of geotechnical stabilities; 5. recommend suitable option for basement retention works; 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; 4. identification of measures to maintain the water quality discharged by basement pumps, in accordance with the relevant standard(s); 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; 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). Include reasonable assumptions on ultimate future development within the remaining part of the subject lot;	

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	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. vii) analysis and measures to minimise impacts associated with the approved development on adjoining future development outside the extent of the approved building and basement, to ensure orderly development of adjoining buildings/lots, including consideration of soil/structure interaction, loading and short-term/long-term displacement and settlement. viii) consideration of the basement concept design approved under condition 30. b) Submit to EDQ IS a statement prepared by a suitably qualified and experienced structural engineer to endorse part a) vii) of the GSDR. c) Construct the approved development in accordance with the GSDR certified under parts a) and b) of this condition.	b) Prior to commencing work c) During construction
MCU 24.	Compliance Assessment – Temporary rock and ground anchors and basement support a) Submit to EDQ DA for compliance assessment 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;	a) Prior to Commencing work

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	(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) Confirmation that no temporary or permanent rock and ground anchors (or other structural elements) are located beyond the extent of the entire north-eastern basement wall and that no support elements are reliant upon the contribution of ground for support beyond this basement wall in the permanent case (i.e. post de-tensioning if relevant) unless otherwise agreed in writing by EDQ. (iv) Details of the proposed basement support solution along all walls, including the full extent of the north-eastern basement wall. (v) 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: 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. (vi) Consideration of the basement concept design approved under the requirements of this development permit.	
	b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.	b) During construction
	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;	c) Within 20 business days of completion of work involving rock and ground anchors

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	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.	d) Prior to commencement of use
MCU 25.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of any 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 and drawings. 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.	a) Prior to commencing building works relating to the construction of the retaining wall b) Prior to commencement of use c) Prior to commencement of use
MCU 26.	Compliance Assessment – Traffic Impact Assessment Submit to EDQ IS a Traffic Impact Assessment prepared and, certified by a suitably qualified and experienced RPEQ for compliance assessment, addressing the following requirements:	With the lodgement of the compliance application required under condition 2

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	i. Suitably scaled and dimensioned car parking layout plan including gradients, spot levels (for height clearance) for the access and demonstrate in compliance with the Australian Standard AS 2890 Series; ii. Clearly identify the swept paths of the largest anticipated vehicle to access the site including entry manoeuvres, service access areas, and exit manoeuvres from the site. All vehicles are required to enter and exit the site in a forward direction. The vehicle manoeuvre paths should be clear of all parking bays and storage areas and be external to structures. Vehicle manoeuvre paths are to be developed in accordance with the Australian Standard (2890 series); iii. Provide a review of the traffic generated from the proposal and the impacts on the external network; iv. Identify a pedestrian movement strategy/plan into and within the development site, and demonstrate that the operation and configuration of the layout is adequate with regard safety of pedestrians, and parking and manoeuvring of vehicles; v. land resumptions, incl corner truncation and future widenings as required by Brisbane City Council. vi. Concept road layout plan if on-street parking will be loss. The plan shall include sign and line markings, include kerb build-out for indented parking, etc; vii. Accessible car park provisions and location; viii. Quantify the loss of on street car parks; ix. Car parks (label each bay on plan the number of PWD, visitor, staff car parking, slow and fast charging); x. Compliance of EOT (End of trip) facilities, including location and number; xi. Service vehicle requirements; xii. Adequate queuing provisions; xiii. Adequate clear height clearance for service vehicles and PWD spaces including service vehicles passing through the ramps; xiv. Confirm the proposed ramp grades has been decided based on AS2890.1; xv. Turn around space at end of blind aisle, if required; xvi. EV provisioning for all car park and location of a rapid charger in short term parking; xvii. Identify any external road upgradation warranted by Brisbane City Council;	

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	xviii. Identify warrants for turn treatment in accordance with DTMR Road Planning and Design Manual (Part 4A). <i>Note – Detail design must allow for all future changes to the road network including but not limited to resumptions and directional changes i.e. left out exit only from carpark</i>	
MCU 27.	Compliance assessment – Vehicle access a) Submit to EDQ IS for compliance assessment detailed drawings of the vehicle access, certified by a suitably qualified and experienced RPEQ, addressing the following requirements: a. Council's SC6.31 Transport, access, parking and servicing planning scheme policy. b. Any BCC road network changes b) Construct the vehicle access in accordance with the documentation approved under part a) of this condition. c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) With the lodgement of the compliance application required under condition 2 b) During construction c) Prior to commencement of use
MCU 28.	Car parking – design and construction a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
MCU 29.	Car parking – ongoing operation Maintain the use of the car parking within the premises, including any ancillary use.	At all times
MCU 30.	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	a) Prior to commencement of use

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	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
MCU 31.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
MCU 32.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
MCU 33.	Stormwater connection Submit to EDQ IS evidence to demonstrate that the development is connected to a lawful point of discharge, with measures in place to achieve the following outcomes: i. No worsening of impacts to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; ii. No direct discharge of water onto the publicly accessible space located to the south of the development. iii. Discharge from all awnings to a lawful point of discharge. Compliance with Council's current adopted standards.	Prior to commencement of use
MCU 34.	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>PDA Guideline No. 13 Engineering Standards – Stormwater Quantity</i> . 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 c) Prior to commencement of use

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MCU 35.	Stormwater management (quality) The applicant shall install gross pollutant taps on all the inlets within carparking areas to capture pollutants prior to discharge. <i>Note:</i> Under State Planning Policy, Stormwater Quality Treatment is not required when the site area is less than 2500m². This condition is imposed only to maintain the best management practice on site.	Prior to commencement of use
MCU 36.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. Council refuse collection to be: - In accordance with BCC Refuse Planning Scheme Policy, specifically section 2, 3 and 5. As per section 5(1) the capacity should be calculated using BCC rates. - The largest regular access design service vehicle is expected to be a Refuse Collection Vehicle (RCV) and therefore the access and on site servicing arrangements should be in accordance with the Transport Access and Parking servicing Code and PSP and the Refuse PSP Design Standards. - Where alternative design vehicles other than those stated within the TAPS and Refuse PSPs are proposed the following supporting information should be provided: - Written confirmation from a licensed service provider confirming the specifications of the alternative design vehicle and its availability to the site. - RPEQ endorsed swept paths utilising the specifications of the alternative design vehicle. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
MCU 37.	Easements over infrastructure Where required, 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	Prior to commencement of use

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	satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	
PRELIMINARY APPROVAL – RECONFIGURING A LOT		
RoL 38.	Future Development to be in accordance with the Preliminary Approval Any future development for reconfiguring a lot at 14 Wren Street, 65-67 O'Connell Terrace and part of Walden Lane subject to road closure must be designed and developed in accordance with the approved Appendix A - Master Plan Report, prepared by Nettleton Tribe with amended plans dated 22 September 2025, and Amended in Red by MEDQ 5/11/2025.	At all times

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 ****