

Our ref: DEV2015/692/7

4 December 2025

Anthony Barakat Property Group Pty Ltd  
C/- RPS AAP consulting Pty Ltd  
Att: Mr Stewart Owen  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: [stewart.owen@rpsconsulting.com](mailto:stewart.owen@rpsconsulting.com)

Dear Applicant

**Changed PDA Decision Notice**

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

**PDA Development Approval:                      Material Change of Use for Rooming  
Accommodation and Visitor Accommodation**  
**Property Location:                                63 O'Connell Terrace, Bowen Hills**  
**Property Description:                            Lot 1 on RP9941**

On 4 December 2025, Economic Development Queensland (EDQ) decided to approve **all** 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 Mrs Jennifer Davison on (07) 3452 7127 or by email at [Jennifer.davison@edq.qld.gov.au](mailto:Jennifer.davison@edq.qld.gov.au).

Yours sincerely



Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

Cc: Brisbane City Council - [partnershipsteam@brisbane.qld.gov.au](mailto:partnershipsteam@brisbane.qld.gov.au)

## Changed Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	63 O'Connell Terrace, Bowen Hills	
Lot on plan description	Lot number	Lot number
	Lot 1	RP9941
PDA Development Approval details		
DEV Reference No.	DEV2015/692/7	
Original Approval details	PDA Development Approval for Rooming Accommodation and Visitor Accommodation (100 rooms)	
Change to Approval Decision	<p>EDQ has decided to grant <b>all</b> of the changes to the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Changed Decision Notice.</p> <p>The approval is for changes to the following:</p> <ul style="list-style-type: none"> <li>• Remove rooming accommodation use and amend to reflect the updated terminology of “short term accommodation (formerly visitor accommodation)</li> <li>• Removal of bike parking requirement in the building</li> <li>• Increase in Building Height</li> <li>• Ground Floor Layout Amendments</li> <li>• Changes to Accommodation Floor Plates</li> <li>• Communal Rooftop Modifications</li> <li>• Façade and Sun Shading Design Adjustments</li> </ul> <p><i>Note: The application is also seeking an extension to currency period under section 101 of the Act.</i></p>	
Original decision date	17 November 2016	
1st change to approval	25 February 2022	
2nd change to approval	17 October 2024	
3 <sup>rd</sup> change to approval	4 December 2025	
Currency Period (Amended)	11 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. Architectural Plans		Cotteeparker	
2. <ul style="list-style-type: none"> <li>Site Plan</li> </ul>	SD1003 Issue 03	Cotteeparker	2025-09-29
3. <ul style="list-style-type: none"> <li>Floor Plan - Level 00</li> </ul>	SD2010.0 Issue 03	Cotteeparker	2025-09-29
4. <ul style="list-style-type: none"> <li>Floor Plan - Level 00 (Mez)</li> </ul>	SD2010.1 Issue 03	Cotteeparker	2025-09-29
5. <ul style="list-style-type: none"> <li>Floor Plan: Typical Hotel Levels - 02, 04, 06-10</li> </ul>	SD2011 Issue 03	Cotteeparker	2025-09-29
6. <ul style="list-style-type: none"> <li>Floor Plan - Level 11 (Roof Terrace)</li> </ul>	SD2021 Issue 03	Cotteeparker	2025-09-29
7. <ul style="list-style-type: none"> <li>Floor Plan - Roof Level</li> </ul>	SD2022 Issue 03	Cotteeparker	2025-09-29
8. <ul style="list-style-type: none"> <li>Truck Clearance Diagrams</li> </ul>	SD2801 Issue 03	Cotteeparker	2025-09-29
9. <ul style="list-style-type: none"> <li>GFA Summary Plans - Sheet 01</li> </ul>	SD2850.1 Issue 03	Cotteeparker	2025-09-29
10. <ul style="list-style-type: none"> <li>Elevations - Sheet 01</li> </ul>	SD3001 Issue 3	Cotteeparker	2025-09-29
11. <ul style="list-style-type: none"> <li>Elevations - Sheet 02</li> </ul>	SD3002 Issue 3	Cotteeparker	2025-09-29
12. <ul style="list-style-type: none"> <li>Elevations - Sheet 03</li> </ul>	SD3003 Issue 3	Cotteeparker	2025-09-29
13. <ul style="list-style-type: none"> <li>Elevations - Sheet 04</li> </ul>	SD3003 Issue 2	Cotteeparker	2025-09-29
14. Waste Management Plan	Revision 2	Colliers	11/09/2025

### Plans and documents previously approved on 17 October 2024

1. Ground Floor Plan,	18069/A102, Rev D	Box Architects	4/11/2021, amended in red 30 August 2024
2. Typical Floor Plate - Level 2-10	18069/A104, Rev D	Box Architects	4/11/2021 amended in red 30 August 2024

3.	Roof Terrace Plan	18069/A105	Box Architects	4/11/2021, amended in red 30 August 2024
4.	Section B	18069/A202, Rev D	Box Architects	4/11/2021 amended in red 3 October 2024
<b>Plans and documents previously approved on 25 February 2024</b>				
5.	Roof Plan	18069/A106	Box Architects	4/11/2021
6.	Elevations / Section 01,	18069/A201, Rev D	Box Architects	4/11/2021, amended in red 8/2/2022
7.	Truck Clearance Diagrams	18069/A401	Box Architects	4/11/2021
8.	3D View, Page 2,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
9.	3D View, Page 3,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
10.	3D View, Page 4,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
11.	3D View, Page 5,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
12.	3D View, Page 6,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
13.	3D View, Page 7,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
14.	3D View, Page 8,	Un-numbered	Box Architects	Un-dated, amended in red 8/2/2022
<b>The following plans and documents are referred to in the PDA development conditions in this PDA decision notice but are not Approved plans and documents.</b>				
15.	Road Traffic Noise Assessment - Proposed Hotel Accommodation Development At 63 O'Connell Terrace, Bowen Hills	21BRA0189 R01_0	Not included	21/09/2021

## 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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ Development Services a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ Development Services 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.

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

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

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 [developmentsservices@edq.qld.gov.au](mailto:developmentsservices@edq.qld.gov.au)

## STANDARD ADVICE

### PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
<b>Planning and Design</b>		
3.	<b>Sufficient Grounds – Sustainability – Compliance Assessment</b>  a) Submit to EDQ Development Services for Compliance Assessment a sustainability report prepared by a suitably qualified consultant which demonstrates how the building has been designed to achieve a 5-star NABERS rating and one of the following sustainability ratings: i) 4-star Green Star: Design and As Built certification; ii) 6-leaf EnviroDevelopment; iii) An equivalent / agreed rating as established through the compliance assessment process.  b) Construct the approved development generally in accordance the report endorsed under part a) of this condition.	a) Prior to commencement of building works, excluding demolition works  b) During construction

## PDA Development Conditions

	<p>c) Submit to EDQ Development Services, documentation prepared by a suitably qualified consultant, which certifies the building has been constructed in accordance with part a) of this condition.</p>	<p>c) For certification of building design – prior to commencement of use</p> <p>For certification of building construction and / or hotel operations – within 20 business days of the certification</p>
<p><b>4.</b></p>	<p><b>Sufficient Grounds – Landscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ Development Services detailed landscape plans for compliance assessment, prepared and certified by an AILA Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings.</p> <p>The detailed landscape plans are to be generally in accordance with the approved plans, show all materials and finishes for the development (including streetscape), and address the following:</p> <p><i>Planting – generally</i></p> <p>i) Provide details, locations, pot size and all plant species to be utilised in the podium and façade landscape.</p> <p>ii) <i>Rooftop planters</i> Provide podium planter details demonstrating the following minimum media depths can be achieved:</p> <ol style="list-style-type: none"> <li>1. Ground covers with a mature height of 200mm or less – minimum 300mm;</li> <li>2. Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</li> <li>3. Shrubs with a mature height of 200mm or more – minimum 500mm;</li> <li>4. Trees – 1,200-1,500mm, suited to support the health and longevity the selected tree species, as determined through the compliance assessment process.</li> </ol>	<p>Prior to commencement of any works, other than demolition works</p>

## PDA Development Conditions

- iii) Provide specifications of planter design, including media types that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements.
- iv) *Awning-top / façade planting*  
Provide details about the planting and maintenance of the plants to be planted on top of the awning, as well as any arrangements for climbers to grow over the façade, including:
  1. Structure – details of all elements attached to structure to support plant growth / climbing.
  2. Media type – specification of light-weight media suitable for vertical planting on built structures.
  3. Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.
  4. Maintenance – specifications of where planters are located within the awning or adjoining structures, as well as arrangements for accessing, maintaining and replacing plants.
- v) Provide certification by a suitably qualified expert that lighting of the footpath has been designed in accordance with Australian Standards *AS1158 – Lighting for Roads and Public Spaces* and *AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.
- vi) *Irrigation and maintenance*  
Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrients and water balance to establish and sustain vegetation.
- vii) *Structural design to support rooftop landscaping*  
Submit a statement from a structural engineer holding RPEQ certification that the building has been designed to accommodate the weight of rooftop planting, including a consideration of the volume of all planters when containing wet media.

## PDA Development Conditions

<b>5.</b>	<p><b>Sufficient Grounds – Landscape works – Construction</b></p> <p>a) Construct landscape works generally in accordance with the certified plans submitted under condition 4 of this condition.</p> <p>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</p> <p>c) Submit to EDQ Development Services, an AILA certification that the landscape works have been constructed generally in accordance with part a) of this condition.</p>	<p>a) During construction</p> <p>b) During construction</p> <p>c) Within 20 business days after landscape works are completed</p>
<b>6.</b>	<p><b>Sufficient Grounds – Landscape Works – Maintenance</b></p> <p>Maintain all landscape works shown on the approved plans to the satisfaction of a landscape certifier, replacing any dead, diseased, or damaged plants.</p>	<p>At all times</p>
<b>7.</b>	<p><b>Sufficient Grounds – Public Art Concept Plan – Compliance Assessment</b></p> <p>Submit to EDQ Development Services, for compliance assessment a Public Art Concept Plan by a recognised artist which includes the following minimum information:</p> <p>a) A concept of the artwork, including a study of the local conditions and details about the theme / inspiration and a description of the form, function and medium.</p> <p>a) A contextual response to the cultural heritage places in proximity to the site, including the RNA Showgrounds and Bowen Park. Inter alia, review and respond to the heritage significance in citations available via State government and Brisbane City Council databases.</p> <p>b) Perspectives of the public art when viewed from key public areas, including the RNA Showgrounds, O’Connell Terrace, and the Inner City Bypass (ICB).</p> <p><i>Note – EDQ Development Services may seek third party review of the submitted public art package.</i></p>	<p>Prior to the commencement of above-ground structural work.</p>

<b>PDA Development Conditions</b>		
<b>8.</b>	<p><b>Sufficient Grounds – Public Art</b></p> <p>a) Enter into a contractual agreement with the preferred artist to supply and install the approved artwork.</p> <p>b) Submit to EDQ Development Services, a copy of the executed contractual agreement.</p>	Prior to the commencement of above-ground structural work.
<b>9.</b>	<p><b>Sufficient Grounds – Detailed Public Art Plan – Compliance Assessment</b></p> <p>a) Submit to EDQ Development Services for compliance assessment a detailed Public Art Plan based on the concept approved in Condition 7 above which includes:</p> <ul style="list-style-type: none"> <li>i) Detailed drawings, prepared to scale, with key dimensions noted</li> <li>ii) A schedule of finishes, materials and colours</li> <li>iii) Render of the artwork in-situ</li> <li>iv) A schedule of costs certified by a Quantity Surveyor, which provides a breakdown and total cost of the public art</li> <li>v) A safety and design assessment demonstrating the artwork is designed to: <ul style="list-style-type: none"> <li>• be resistant to vandalism and weather elements</li> <li>• have a design life of at least 25 years</li> <li>• avoid impacts on traffic management (e.g. by excluding excessive illumination)</li> </ul> </li> <li>vi) low-heat generating lighting where there is potential to lights to come into contact with a person.</li> </ul>	Within six months of building works approval
<b>10.</b>	<p><b>Sufficient Grounds – Implement Approved Public Artwork</b></p> <p>a) Supply and install the approved artwork and submit to EDQ Development Services evidence that the public art:</p> <ul style="list-style-type: none"> <li>i) has been installed in accordance with conditions 9-11 of this development permit; and</li> <li>ii) where required, has been certified by an RPEQ in relation to the fixing method (e.g. anchoring elements).</li> </ul> <p>b) Should the artwork physically deteriorate to a state that is regarded as inappropriate by EDQ Development Services or a superseding regulatory authority, on the basis of advice by a suitably qualified artist, and notice is issued by the regulatory authority, replace / renew the artwork.</p> <p><i>Note: This requirement does not apply if a building is constructed on the eastern abutting site.</i></p>	<p>a) Prior to the commencement of use, and then to be maintained</p> <p>b) upon review by the regulatory authority but not exceeding 25 years from installation</p>

## PDA Development Conditions

### Amenity

<b>11.</b>	<p><b>Acoustic Treatments</b></p> <p>a) Submit to EDQ Engineering an addendum to or an amended version of the Road Traffic Noise Assessment, prepared by TTM, dated 21/9/2021, which considers the impacts and mitigation of any proposed mechanical services, in addition to the external impacts currently considered. The document is to be certified by a suitably qualified person, take into account the aforementioned report, and demonstrate that noise associated with mechanical plant and equipment does not cause inappropriate impacts for the occupants of the subject site or adjoining or proximal sites.</p> <p>b) Construct the development in accordance with the recommendations outlined in the approved acoustic report/s, including updated documentation required under part a) of this condition.</p> <p>c) Submit to EDQ Engineering a letter from suitably qualified person, that the requirements of parts a) and b) of this condition have been met.</p>	<p>a) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>c) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>
<b>12.</b>	<p><b>Air Quality</b></p> <p>a) Install and maintain a ducted mechanical ventilation system for the supply of outdoor air in compliance with AS 1668.2: The use of ventilation and air conditioning in buildings - Mechanical ventilation in buildings, which includes filtration of outdoor air to a minimum performance standard of F6 or minimum efficiency reporting value (MERV) 9.</p> <p>b) As an alternative to complying with part (a) of this condition, compliance with the requirements outlined in Condition 13 will be accepted.</p>	<p>a) Installation – during construction</p> <p style="padding-left: 20px;">Maintenance – at all times</p> <p>b) As described in condition 13</p>

## PDA Development Conditions

<b>13.</b>	<p><b>Air Quality – Compliance Assessment</b></p> <p>a) Should the requirements of condition 15 not be met or should the applicant propose an alternative arrangement for air quality management, submit to EDQ Engineering, for Compliance Assessment, an air quality report, certified by a suitably qualified person. The report is to address air emissions from the concrete batching plant located at 5-7 Horace Street, Windsor, and demonstrate that the development is designed and constructed to achieve acceptable air quality, odour and health risk standards. Inter alia, the report is required to take into account air emissions from vehicles, including those utilising the Inner-City Bypass and the CLEM-7 vent stacks.</p> <p>b) Construct the development in accordance with the air quality requirements established by the approved report required under part a) of this condition.</p> <p>c) Submit to EDQ Engineering evidence that the requirements of part b) of this condition have been met.</p> <p><i>Note – S2.5.9.5 of the Bowen Hills PDA Development Scheme 2019 references the Brisbane City Plan 2014 in relation to air quality management matters, and City plan provisions outline the need to address emissions from the batching plant. To accurately model and address the concrete batching plant, it is necessary to consider emissions cumulatively by reviewing the current/background air shed (i.e. being located in an area subject to high vehicle air emissions), added to any emissions from the batching plant.</i></p>	<p>a) Prior to commencement of building works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or any endorsement of a survey plan, whichever occurs first</p>
<b>14.</b>	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the development is to be designed, installed and maintained in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Design and installation – prior to the commencement of use</p> <p>Maintenance – at all times</p>
<b>Engineering</b>		
<b>15.</b>	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	<p>At all times</p>

<b>PDA Development Conditions</b>		
<b>16.</b>	<b>Hours of Work – Construction</b>  Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
<b>17.</b>	<b>Out of Hours Work – Compliance Assessment</b>  Where out of hours work is proposed, submit to EDQ Development Services, 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 <sup>3</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date
<b>18.</b>	<b>Construction Management Plan</b>  a) Submit to EDQ Engineering, a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) 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. This includes, but is not limited to, the use of a gantry on O’Connell Terrace to ensure the street maintain trafficable to pedestrian 24 hours a day. 2 Construction access is not permitted on O’Connell Terrace. 3 To mitigate impacts to public sector entity assets, including street trees, on or external to the site. 4 For safe and functional temporary vehicular access points and frequency of use. 5 For the safe and functional loading and unloading of materials including the location of any remote loading sites.	a) Prior to commencement of any site works

<sup>3</sup> The out of hours work request form is available at EDQ’s website.

## PDA Development Conditions

	<ul style="list-style-type: none"> <li>6 For the location of materials, structures, plant and equipment.</li> <li>7 Of waste generated by construction activities.</li> <li>8 Detailing how materials are to be loaded/unloaded.</li> <li>9 Of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets).</li> <li>10 Of employee and visitor parking areas.</li> <li>11 Of anticipated staging and programming.</li> <li>12 For the provision of safe and functional emergency exit routes.</li> <li>13 Any out of hours work as endorsed via Compliance Assessment.</li> </ul> <p>b) Maintain and make available for inspection a current copy of the CMP submitted under part a) of this condition.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	
	<p>b) During construction</p> <p>c) During construction</p>	
<b>19.</b>	<p><b>Construction Noise Management Plan</b></p> <p>a) Submit to EDQ Engineering a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of Australian Standard AS2436-2010 as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

<b>PDA Development Conditions</b>		
	c) Where requested by EDQ, submit to EDQ Engineering 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.	c) As requested by EDQ
<b>20.</b>	<b>Erosion and Sediment Management</b>	
	a) Submit to EDQ Engineering, 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: <ul style="list-style-type: none"> <li>i) International Erosion Control Association Australasia;</li> <li>ii) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A);</li> <li>iii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</li> </ul>	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
<b>21.</b>	<b>Haulage Management Plan</b>	
	a) Submit to the EDQ Engineering a Haulage Management Plan (HMP), prepared by a person holding current Traffic Management Design qualifications, and endorsed by the Council. The HMP is to include at a minimum: <ul style="list-style-type: none"> <li>i) Heavy vehicle size and load limits;</li> <li>ii) Load in/out facility locations, operation and access / egress;</li> <li>iii) Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD;</li> <li>iv) Haulage times; and</li> <li>v) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded;</li> </ul>	a) Prior to commencing work
	b) Undertake all haulage in accordance with the relevant HMP, as endorsed by Council, which must be current and available on site.	b) During construction
<b>22.</b>	<b>Traffic Management Plan</b>	
	a) Submit to EDQ Engineering, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:	a) Prior to commencing work



## PDA Development Conditions

	<p>adjoining traffic control facility and inner-city bypass tunnel);</p> <p>iv) confirmation that UU, and Council have reviewed the monitoring procedure for works adjacent to the services and the Inner-city bypass tunnel; and</p> <p>v) dilapidation survey of surrounding assets details of on-going monitoring of these assets.</p> <p>vi) a dilapidation survey of buildings located within 20m of works and how potential impacts can be avoided and/or mitigated;</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>b) During construction</p>
<p><b>24.</b></p>	<p><b>Acid Sulfate Soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ Engineering an Acid Sulfate Soils Management Plan (ASSMP), prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time.</p> <p>b) Excavate, remove and/or treat on site all disturbed Acid Sulfate Soils generally in accordance with the ASSMP submitted under part a) of this condition.</p> <p>c) Submit to EDQ Engineering a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASSMP submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>c) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>
<p><b>25.</b></p>	<p><b>24-hour Public Access – 3-Chord Truncation</b></p> <p>Maintain the 3-chord truncation shown on the approved plans free of any obstructions (including soft and hard landscape elements and provide 24-hour public access for pedestrians.</p>	<p>At all times, excluding during site construction.</p>
<p><b>26.</b></p>	<p><b>Vehicle Access</b></p> <p>a) Remove existing crossovers along O'Connell Terrace and Wren Street and re-instate the kerb and footpath to match existing.</p>	<p>Prior to commencement of use or any survey plan endorsement associated with this</p>

<b>PDA Development Conditions</b>		
	<p>b) Construct a vehicle crossover:</p> <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with Council's adopted standards Type A, 4.5m wide.</li> </ul> <p>c) Submit to EDQ Engineering RPEQ certification that the crossover has been constructed in accordance with part b) of this condition.</p>	development permit, whichever occurs first
<b>27.</b>	<p><b>Service Vehicle Bay</b></p> <p>The largest design vehicle permitted to enter the service bay is a medium rigid vehicle</p>	At all times
<b>28.</b>	<p><b>Bicycle Parking</b></p> <p>a) Provide a minimum of 2 bicycle parking spaces at the main entrance of the development, fronting O'Connell Terrace undercover area, generally in accordance with <i>AS2890.3 Bicycle parking facilities</i>, Security Level C.</p> <p>b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.</p> <p>c) Submit to EDQ Development Assessment, written evidence that the development complies with part a), b) and c) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>c) Prior to commencement of use</p>
<b>29.</b>	<p><b>Service Advice Notice</b></p> <p>Submit a Service Advice Notice (SAN) from UU to confirm there is adequate water and sewerage capacities to support the proposed development.</p> <p><i>Advice Note:</i>  <i>Where augmentation or upgrades are required to the water and/or sewer network is required, a change to approval will be required to submitted to enable the operational works for the proposed upgrades.</i></p>	Prior to commencement of site works
<b>30.</b>	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use

<b>PDA Development Conditions</b>		
<b>31.</b>	<b>Sewer Connection</b>  Connect the development to the existing sewer reticulation network in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first
<b>32.</b>	<b>Stormwater Connection</b>  Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or Any survey plan endorsement associated with this development permit, whichever occurs first
<b>33.</b>	<b>Electricity</b>  a) Submit to EDQ Engineering, 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 any survey plan endorsement associated with this development permit, whichever occurs first  b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first
<b>34.</b>	<b>Telecommunications</b>  a) Submit to EDQ Engineering, 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 any survey plan endorsement associated with this development permit, whichever occurs first

## PDA Development Conditions

	<p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>
<b>35.</b>	<p><b>Broadband</b></p> <p>a) Submit to EDQ Engineering, written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>The Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects; and</i></li> <li>ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.</li> </ul> <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p> <p>b) Prior to commencement of use or any survey plan endorsement associated with this development permit, whichever occurs first</p>
<b>36.</b>	<p><b>Gas</b></p> <p>Submit to EDQ Engineering, documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.</p>	<p>Prior to commencement of site works</p>
<b>37.</b>	<p><b>Public Infrastructure – Damage, Repairs And Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	<p>Prior to commencement of use</p>
<b>38.</b>	<p><b>Refuse Collection</b></p> <p>a) Submit to EDQ Engineering, evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p>	<p>a) Prior to commencement of use or any survey plan endorsement</p>

<b>PDA Development Conditions</b>		
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	associated with this development permit, whichever occurs first  b) At all times following commencement of use
<b>Infrastructure Charges</b>		
<b>39.</b>	<b>Infrastructure Contributions</b>  Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF

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 \*\***