

Our ref: DEV2025/1691

29 January 2026

Broadway Projects Qld Pty Ltd  
Ltd ACN 652 220 865 Trustee Under Instrument 721957921  
C/- Planning Initiatives  
Att: Mr Marck Tochinni  
PO Box 1774  
NEW FARM QLD 4005

Email: [admin@planning-initiatives.com](mailto:admin@planning-initiatives.com)

Dear Mr Tochinni

**PDA Decision Notice**

***Notice given under section 89(1) of the Economic Development Act 2012***

**Priority Development Area (PDA):**

**Woolloongabba PDA**

**PDA Development Type:**

**Development Permit for Material Change of Use  
for multiple dwelling (256 units), hotel, bar,  
function facility and food and drink outlet; and  
Building Work on a Heritage Place**

**Property Location:**

**44 Balaclava Street and 93 Logan Road,  
Woolloongabba**

**Property Description:**

**Lot 76 on RP11846 and Lot 50 on RP217072**

On 29 January 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The 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 me at [Carolyn.Mellish@edq.qld.gov.au](mailto:Carolyn.Mellish@edq.qld.gov.au).

Yours sincerely



Carolyn Mellish  
**Director, New Growth  
Development Services  
Economic Development Queensland**

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

# PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site address	44 Balaclava Street and 93 Logan Road, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 76	RP11846
	Lot 50	RP217072
PDA Development Approval Details		
DEV Reference No.	DEV2025/1691	
PDA Development Approval Type	<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit <input checked="" type="checkbox"/> Building works <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit  <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit <input type="checkbox"/> Operational work <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit	
Approval details	Development Permit for: <ul style="list-style-type: none"> <li>- Material Change of Use for Multiple dwelling (256 units), Hotel, Bar, Function facility and Food and drink outlet, and</li> <li>- Building Work on a Heritage Place</li> </ul>	
Decision	EDQ has decided to grant <u>all</u> of the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Decision Notice.	
Decision date	29 Jan 2026	

## PDA Development Approval Details

Currency Period	6 years from the Decision date
-----------------	--------------------------------

## Abbreviations and Definitions

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

**BFP** means Building Format Plan.

**Building work** has the meaning as per the *Planning Act 2016*. For a Queensland Heritage Place, this includes:

- (i) altering, repairing, maintaining or moving a built, natural or landscape feature on the place; and
- (ii) excavating, filling or other disturbances to premises that damage, expose or move archaeological artefacts, as defined under the Heritage Act, on the place; and
- (iii) altering, repairing or removing artefacts that contribute to the place's cultural heritage significance (furniture or fittings, for example); and
- (iv) altering, repairing or removing building finishes that contribute to the place's cultural heritage significance (paint, wallpaper or plaster, for example).

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

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

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

## Abbreviations and Definitions

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

**DCOP** means the Woolloongabba PDA Development Contributions and Offsets Plan, as amended from time to time.

**DETSL** means the Department of the Environment, Tourism, Science and Innovation, or a superseding State government agency responsible for State heritage matters.

**EDQ** means Economic Development Queensland.

**EP Act** means the *Environmental Protection Act 1994*.

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

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

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

## Compliance Assessment

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

- 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 Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

<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.

## Compliance Assessment

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** – MEDQ assesses the documentation and:
  1. if satisfied, endorses the documentation; or
  2. if not satisfied, notifies the Applicant accordingly.
- iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
  1. if satisfied, endorses the revised documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

## Hold Points and Stop Works Process

- **Purpose** – The purpose of the Hold Points and Stop Works Process is to outline a methodology to be followed for oversight of works on and adjoining the Heritage Place. At each approved **hold point** as per the approved Heritage Place Construction Management Plan (HPCMP), details of the proposed work are to be submitted to EDQ for endorsement.
- At each **stop works** trigger as per the approved HPCMP, details of inadvertent damage and / or chance finds are to be documented and works required to address the issue / find are to be submitted to EDQ for endorsement.
- **Submission of documentation** – At a minimum, all requests to EDQ for endorsements should be supported by the following information:
  - a description of the proposed works;
  - photos of the area/component of the building/heritage fabric where the proposed works are located;
  - appropriately scaled plans showing the location, extent and details of the proposed works;
  - written advice from the approved Heritage Architect confirming that the proposal has been reviewed and is supported from a heritage perspective.

## Hold Points and Stop Works Process

- **EDQ assessment –**
  - Within 10 business days, EDQ will review the proposed works and advise if further information, a site inspection or a virtual meeting is required, or if the proposed works are accepted.
  - Within 10 business days of the receipt of any requested further information, or a site inspection or virtual meeting, EDQ will advise if the proposed works are accepted.
- **Commencement of works when hold point requirements are satisfied –** Following EDQ's written endorsement, works, as set out in the hold point report, can commence in accordance with the endorsed hold point details.
- **Tracking register –** A tracking register/schedule detailing the status of all nominated hold points is to be maintained by the approved Heritage Architect, which is to be submitted alongside all requests for EDQ endorsement or upon EDQ request.
- **Amendment application/s –** Where changes are required to the approved drawings or documents, an application may be required under section 99 of the *Economic Development Act 2012*.

## Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)

## Approved Drawings and Documents

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

Drawing / Document Name		Reference No.	Prepared By	Date
1.	Cover Sheet - Broadway Hotel Heritage Works	DA-1-000, Rev E	Red Door Architecture	01.09.2025
2.	Demo Plan - Ground Floor (Existing Hotel)	DA-1-105, Rev D	Red Door Architecture	01.09.2025
3.	Demo Plan - Level 1 (Existing Hotel)	DA-1-106, Rev D	Red Door Architecture	01.09.2025
4.	Demo Plan - Level 1 (Existing Hotel)	DA-1-107, Rev D	Red Door Architecture	01.09.2025
5.	Proposed Hotel - Ground Floor Plan	DA-1-115, Rev D	Red Door Architecture	01.09.2025
6.	Proposed Hotel – Level 1 Floor Plan	DA-1-116, Rev D	Red Door Architecture	01.09.2025

### Approved Drawings and Documents

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

<b>Drawing / Document Name</b>	<b>Reference No.</b>	<b>Prepared By</b>	<b>Date</b>
7. Proposed Hotel – Level 2 Floor Plan	DA-1-117, Rev D	Red Door Architecture	01.09.2025
8. Proposed Hotel - Roof Plan	DA-1-118, Rev D	Red Door Architecture	01.09.2025
9. Elevations [North-East]	DA-1-200, Rev E	Red Door Architecture	01.09.2025
10. Elevations [South-East]	DA-1-201, Rev D	Red Door Architecture	01.09.2025
11. Elevations [North-West]	DA-1-202, Rev E	Red Door Architecture	01.09.2025
12. Sections	DA-1-300, Rev D	Red Door Architecture	01.09.2025
13. Cover Sheet - Broadway Hotel Residential Proposal	DA-2-000, Rev E	Red Door Architecture	01.09.2025
14. Development Summary	DA-2-025, Rev I	Red Door Architecture	03.12.2025
15. Hotel Activity - Areas	DA-2-026, Rev B	Red Door Architecture	01.09.2025
16. Area Plan - Site Cover	DA-2-030, Rev E	Red Door Architecture	27.11.2025
17. Area Plan – GFA [Page 1]	DA-2-031, Rev D	Red Door Architecture	01.09.2025, amended in red 29.01.2026
18. Area Plan – GFA [Page 2]	DA-2-032, Rev F	Red Door Architecture	27.11.2025, amended in red 29.01.2026
19. Area Plan – Landscape [Page 1]	DA-2-033, Rev E	Red Door Architecture	01.09.2025, amended in red 29.01.2026
20. Area Plan – Landscape [Page 2]	DA-2-034, Rev F	Red Door Architecture	27.11.2025, amended in red 29.01.2026
21. Area Plan – Communal Open Space	DA-2-035, Rev C	Red Door Architecture	27.11.2025

### Approved Drawings and Documents

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

Drawing / Document Name		Reference No.	Prepared By	Date
22.	Basement 4	DA-2-096, Rev E	Red Door Architecture	03.09.2025
23.	Basement 3	DA-2-097, Rev H	Red Door Architecture	04.12.2025
24.	Basement 2	DA-2-098, Rev G	Red Door Architecture	03.12.2025
25.	Basement 1	DA-2-099, Rev I	Red Door Architecture	03.12.2025, amended in red 29.01.2026
26.	Level 1 - Ground Floor	DA-2-110, Rev F	Red Door Architecture	01.09.2025, amended in red 29.01.2026
27.	Level 2 - Podium Parking	DA-2-111, Rev E	Red Door Architecture	03.09.2025
28.	Level 3 - Podium Parking	DA-2-112, Rev F	Red Door Architecture	03.09.2025
29.	Level 4 - Podium Parking	DA-2-113, Rev F	Red Door Architecture	03.09.2025
30.	Level 5 - Podium Parking	DA-2-114, Rev E	Red Door Architecture	03.09.2025
31.	Level 6 - Podium Parking	DA-2-115, Rev E	Red Door Architecture	03.09.2025
32.	Level 7 - Podium Communal	DA-2-116, Rev F	Red Door Architecture	27.11.2025
33.	Level 8 Floor Plan	DA-2-117, Rev F	Red Door Architecture	27.11.2025
34.	Typical Floor Plan - Type 1	DA-2-118, Rev F	Red Door Architecture	27.11.2025
35.	Typical Floor Plan - Type 2	DA-2-119, Rev F	Red Door Architecture	27.11.2025
36.	Typical Floor Plan - Type 3	DA-2-120, Rev F	Red Door Architecture	27.11.2025
37.	Typical Floor Plan - Type 4	DA-2-121, Rev E	Red Door Architecture	27.11.2025

### Approved Drawings and Documents

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

Drawing / Document Name		Reference No.	Prepared By	Date
38.	Rooftop Floor Plan	DA-2-122, Rev D	Red Door Architecture	27.11.2025
39.	Unit Detail Plans A-B	DA-2-150, Rev F	Red Door Architecture	27.11.2025
40.	Unit Detail Plans C-D	DA-2-151, Rev D	Red Door Architecture	01.09.2025
41.	Unit Detail Plans E-F	DA-2-152, Rev F	Red Door Architecture	27.11.2025
42.	Unit Detail Plans G	DA-2-153, Rev E	Red Door Architecture	27.11.2025
43.	Unit Detail Plans I-J	DA-2-154, Rev D	Red Door Architecture	01.09.2025
44.	Unit Detail Plans K	DA-2-155, Rev D	Red Door Architecture	01.09.2025
45.	Elevation - North	DA-2-200, Rev F	Red Door Architecture	27.11.2025
46.	Elevation - North West	DA-2-201, Rev F	Red Door Architecture	27.11.2025
47.	Elevation – South East	DA-2-202, Rev E	Red Door Architecture	27.11.2025
48.	Elevation – South	DA-2-203, Rev E	Red Door Architecture	27.11.2025
49.	Hotel Elevations - North	DA-2-205, Rev F	Red Door Architecture	01.09.2025
50.	Hotel Elevations – South	DA-2-206, Rev E	Red Door Architecture	01.09.2025
51.	Podium Elevations - North	DA-2-207, Rev E	Red Door Architecture	01.09.2025
52.	Podium Elevations - South	DA-2-208, Rev E	Red Door Architecture	01.09.2025
53.	Section - A	DA-2-300, Rev E	Red Door Architecture	27.11.2025

### Approved Drawings and Documents

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

Drawing / Document Name		Reference No.	Prepared By	Date
54.	Section - B	DA-2-301, Rev E	Red Door Architecture	04.12.2025
55.	Section - C	DA-2-302, Rev E	Red Door Architecture	27.11.2025
56.	Section - D	DA-2-303, Rev E	Red Door Architecture	27.11.2025
57.	Landscape Concept Plan – Proposed Broadway Hotel	Job No 25.214, Issue E	AGLA	05.12.2025, amended in red 29.01.2026
58.	Broadway Hotel Woolloongabba - Heritage Impact Statement	210401	Ivan McDonald Architects	June 2023, amended in red 29.01.2026
59.	Broadway Hotel Woolloongabba – Conservation Management Plan	210401	Ivan McDonald Architects	October 2022
60.	Site Based Stormwater Management Quantity & Quality	23-198, Rev 3	Naxos Engineers	28.08.2026
61.	Transport Engineering Report	Rev 1	Colliers	16.09.2025, amended in red 29.01.2026
62.	Operational Waste Management Plan	Rev 2	Colliers	15.09.2025

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
<b>Heritage</b>		
3.	<b>Heritage Place Restoration – Sufficient Grounds</b>  Undertake all building works on the Heritage Place prior to the commencement of any use approved under this development permit.	As indicated
4.	<b>Heritage Architect</b>  Submit to EDQ evidence of the appointment of a suitably qualified Heritage Architect with minimum fifteen (15) years' experience and ICOMOS membership to review, oversee, and guide all works on the Heritage Place and any works part of the development which may impact the Heritage Place. The Heritage Architect is to guide works so as to avoid, minimise, and rectify (to the extent practicable) any damage or destruction of building elements of heritage significance.	Prior to the commencement of any works
5.	<b>Heritage Place – Vibration Management and Mitigation – Compliance Assessment</b>  a) Submit to EDQ a Vibration Assessment and Mitigation Report for Heritage Place Protection, prepared by a suitably qualified and experienced RPEQ. The Vibration Assessment and Mitigation Report must:  i) stipulate the vibration guidelines and maximum vibration levels in accordance with DIN4150-3: 2016 to ensure the vibration effects are set to the levels for sensitive/historic types of structure and to ensure the works do not result in 'minor damage' as defined in DIN4150-3.	a) Prior to the commencement of any works

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <li>ii) outline the methods proposed to manage vibration and avoid damaging the Queensland heritage place from development including:           <ul style="list-style-type: none"> <li>A. identifying any potential damage to the Queensland heritage place caused by the proposed demolition and construction vibration levels;</li> <li>B. proposed steps to carry out the demolition and construction works.</li> </ul> </li> <li>iii) define aesthetic damage thresholds and structural damage thresholds in accordance with DIN4150-3:2016.</li> <li>iv) provide the vibration management controls including:           <ul style="list-style-type: none"> <li>A. vibration monitoring;</li> <li>B. vibration alarms set below the designated vibration limit;</li> <li>C. vibration limits for less critical activities prior to the commencement of critical activities;</li> <li>D. construction methodologies to reduce impact.</li> </ul> </li> <li>v) include the reporting periods for vibration monitoring.</li> </ul> <p>b) Undertake all works in accordance with the Vibration Assessment and Mitigation Report submitted under part a) of this condition.</p> <p><i>Note: This Vibration Assessment and Mitigation Report required under this condition may be incorporated into / consolidated with the general Structural Monitoring and Vibration Report required under Condition 32 of this development permit, or both reports may be submitted concurrently.</i></p>	b) During construction
6.	<p><b>Geotechnical and Structural Requirements for Heritage Place Protection – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ for compliance assessment geotechnical and structural engineering reports, prepared by suitably qualified RPEQs, demonstrating that structural integrity of the Heritage Place will not be undermined by the development and outlining any requirements to manage the structural integrity of the Heritage Place during the construction process, including having regard for the rock / soil strata and their implications for basement and building construction.</li> <li>b) Undertake all works in accordance with the geotechnical and structural reports approved under part a) of this condition.</li> </ul>	<p>a) Prior to the commencement of any works</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Submit to EDQ evidence certifying that all works have been undertaken in accordance with the geotechnical and structural reports approved under part a) of this condition.</p>	c) Within 20 business days of the building works being completed
7.	<p><b>Heritage Place Construction Management Plan – Compliance Assessment</b></p> <p>Submit to EDQ DA for compliance assessment a Heritage Place Construction Management Plan (HPCMP) that:</p> <p>a) Is prepared by the Heritage Architect appointed under Condition 4 of this development permit, and outlines the construction methodology, including:</p> <ul style="list-style-type: none"> <li>i. vibration and structural monitoring requirements to prevent, mitigate, and respond to construction impacts, in accordance with the Vibration Management and Mitigation Report submitted to EDQ under Condition 6 of this development permit;</li> <li>ii. the techniques that will be used for preservation of heritage elements while building works are undertaken, including a consideration of how damage or degradation of the heritage fabric will be prevented or minimised;</li> <li>iii. a schedule of hold points for inspection by the Heritage Architect and EDQ;</li> <li>iv. requirements to stop works and for inspections in the event of chance finds or accidental damage or destruction of heritage elements;</li> <li>v. process for rectifying any inadvertent damage or destruction of heritage elements during demolition;</li> <li>vi. how the site will be accessed by machinery and construction workers, including any requirements for propping or attaching construction equipment or supports to the building;</li> <li>vii. requirements for the storage of any items of heritage significance that cannot be left in-situ during construction / demolition;</li> </ul>	<p>a) Prior to the commencement of any works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>viii. details of any actions required to preserve heritage elements after the partial demolition (e.g. weather proofing);</p> <p>ix. details of protection and monitoring procedures during the construction of the development adjoining the Heritage Place;</p> <p>x. details of training and 'toolbox talks' to ensure all workers on site are aware of and able to undertake works in accordance with the approved demolition management plan;</p> <p>xi. any requirements identified by the Heritage Architect to fulfil the conditions contained in this development permit.</p> <p>b) Undertake works in accordance with the demolition management plan approved under part a) of this condition.</p> <p>c) Submit to EDQ a statement prepared by the Heritage Architect confirming that all works have been undertaken in accordance with the Heritage Management Plan, including confirmation of when hold points and / or stop works procedures where enacted and key outcomes and observations documented at these junctures.</p>	<p>Note: EDQ assessment may include heritage advice from third party consultants, DETSI and / or Brisbane City Council officers.</p> <p>b) During building works</p> <p>c) Within 20 business days of the building works being completed</p>
8.	<b>Hold Points and Stop Works Process</b>  Enact the hold points and stop works process outlined in the pre-amble of this development permit for each of the hold points and / or stop works triggers, as per the approved HPCMP.	As stated
9.	<p><b>Archival Recording</b></p> <p>a) Submit to EDQ the following drawings and documentation prepared by the Heritage Architect:</p> <p>i) descriptions of the significant features of the place being recorded;</p> <p>ii) the approach and methodology of the recording;</p>	<p>a) Prior to the commencement of any works on the Heritage Place</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>iii) a 3D building scan using drone, or other imagery technology, prior to and after the approved partial demolition;<sup>3</sup></li> <li>iv) high resolution photographs of the interior and exterior of the building, identifying its state prior to construction.</li> </ul> <p>b) Submit to EDQ the following drawings and documentation prepared by the Heritage Architect in relation to any chance finds:</p> <ul style="list-style-type: none"> <li>i) descriptions of the chance find being recorded;</li> <li>ii) the approach and methodology of the recording;</li> <li>iii) high resolution photographs of chance find, identifying its state prior to construction.</li> </ul> <p><i>Note:</i> For guidance, refer to the Department of Environment and Heritage Protection <sup>4</sup> Guideline <sup>5</sup> entitled 'Archival Recording of Heritage Places.'</p>	<ul style="list-style-type: none"> <li>b) Within 20 business days of the chance find/s</li> </ul>
10.	<p><b>Heritage Place – Accidental Damage or Destruction – Compliance Assessment</b></p> <p>Should any damage or destruction of heritage elements occur:</p> <ul style="list-style-type: none"> <li>a) Stop works and notify EDQ as per the arrangements specified in approved HPCMP.</li> <li>b) Submit to EDQ DA for Compliance Assessment: <ul style="list-style-type: none"> <li>i) a statement and photographic information identifying the nature and extent of damage;</li> <li>ii) the details and timing of works required to rectify the damage, as recommended by the Heritage Architect.</li> </ul> </li> <li>c) Undertake the works as per the approval issued under part b) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) At the time of damage or destruction</li> <li>b) Within 15 business days of the damage or destruction</li> <li>c) As approved</li> </ul>

<sup>3</sup> See *3D Laser Scanning for Heritage*, prepared by English Heritage, 2011 and *Photogrammetric Applications for Cultural Heritage: Guidance for Good Practice*, prepared by Historic England, 2017.

<sup>4</sup> Now known as Department of the Environment, Tourism, Science and Innovation (DETSI).

<sup>5</sup> Or the relevant superseding Guideline/s applicable at the time of documentation.

PDA Development Conditions		
No.	Condition	Timing
11.	<p><b>Heritage Interpretation Strategy and Plans – Compliance Assessment</b></p> <p>a) Submit to the MEDQ for Compliance Assessment, a Heritage Interpretation Strategy prepared by a suitably qualified and experienced heritage interpretation specialist.</p> <p>The Heritage Interpretation Strategy is to deliver an integrated and holistic approach to heritage interpretation, and to:</p> <ul style="list-style-type: none"> <li>i) identify the potential audience for the interpretation;</li> <li>ii) identify the historic themes to be interpreted;</li> <li>iii) identify potential media and location(s) for interpretation;</li> <li>iv) identify how heritage interpretation will be integrated with the public realm, public art strategies and wayfinding devices; and</li> <li>v) ensure any proposal involving the Aboriginal cultural heritage is developed in consultation with the Traditional Owners.</li> </ul> <p>b) Submit to the MEDQ for Compliance Assessment detailed Heritage Interpretation Plans in accordance with the Heritage Interpretation Strategy approved under part a) of this condition.</p> <p>c) Construct the works in accordance with the Heritage Interpretation Plans approved under part b) of this condition.</p>	<p>a) Prior to commencing works</p> <p>b) Prior to commencing works</p> <p>c) During construction</p>
12.	<p><b>Heritage Place – Conservation Management Plan</b></p> <p>Submit to EDQ an updated Conservation Management Plan, including:</p> <ul style="list-style-type: none"> <li>a) any details of conservation requirements to be satisfied, based on findings during the construction process;</li> <li>b) any limitations on paint colours, materials, or finishes in particular parts of the building.</li> </ul>	Prior to commencement of use
13.	<p><b>Site Protection During Construction</b></p> <p>Install and maintain site protection fencing, lighting, and CCTV surveillance to protect the site from vandalism and/or deliberate</p>	At the commencement of site works, including

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	damage.	early works, and for the duration of works on site.
<b>Planning and Design</b>		
<b>14.</b>	<p><b>Streetscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ for Compliance Assessment, detailed streetscape works drawings for proposed streetscape works, certified by a landscape architect registered with AILA, including a schedule of proposed Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following, as a minimum, unless otherwise agreed to in writing by the MEDQ:</p> <ul style="list-style-type: none"> <li>i) the approved Landscape Concept Plan;</li> <li>ii) the <i>Brisbane City Plan 2014 Infrastructure design planning scheme policy</i>, including any relevant provisions of the City Plan referenced by the policy;</li> <li>iii) AS1158 – <i>'Lighting for Roads and Public Spaces'</i>, and Council standards;</li> </ul> <p>The certified drawings are to include, where relevant:</p> <ul style="list-style-type: none"> <li>i) footpath treatments;</li> <li>ii) location and specifications of streetscape furniture;</li> <li>iii) location and size of stormwater treatment devices; and</li> <li>iv) street trees and plants, including species, size, location, and irrigation and maintenance systems, generally in accordance with Council's adopted planting schedules and guidelines.</li> </ul> <p>b) Construct the streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ 'as constructed' drawings and asset register in a format acceptable to Council. The information is to be</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>certified by a suitably qualified landscape architect with AILA accreditation.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• <i>EDQ will consult with Brisbane City Council as part of the assessment of material submitted pursuant to this condition.</i></li> <li>• <i>The applicant may submit a consolidated package in relation to conditions 13 and 14.</i></li> </ul>	endorsement, whichever occurs first
15.	<p><b>Streetscape Works – Area A – Compliance Assessment</b></p> <p>a) Submit to EDQ for Compliance Assessment detailed streetscape works drawings for proposed streetscape works, certified by a landscape architect registered with AILA, showing streetscape upgrades in accordance with the <i>Brisbane City Plan 2014 Infrastructure design planning scheme policy</i>, including any relevant provisions of the City Plan referenced by the policy, or a standard otherwise agreed to in writing by the MEDQ.</p> <p>b) Undertake all works in accordance with the Landscape Design Package approved under part a) of this condition.</p> <p>c) Submit to EDQ ‘as constructed’ drawings and asset register in a format acceptable to Council. The information is to be certified by a suitably qualified landscape architect with AILA accreditation.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• <i>EDQ will consult with Brisbane City Council as part of the assessment of material submitted pursuant to this condition.</i></li> <li>• <i>The applicant may submit a consolidated package in relation to conditions 13 and 14.</i></li> </ul>	<p>a) Prior to commencement of streetscape works within Area B</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
16.	<p><b>Landscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ for compliance assessment details of landscape works to establish and maintain all on-site landscaping in good health. The submission is to include at minimum details of:</p> <ol style="list-style-type: none"> <li>planter depths;</li> <li>soil / media;</li> <li>irrigation systems directed away from the heritage place, and which do not result in overspray onto the building fabric;</li> </ol>	<p>a) Prior to the commencement of above-ground works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>iv) drainage systems, ensuring all surfaces drain away from the heritage place;</li> <li>v) maintenance arrangements.</li> </ul> <p>b) Install all landscape works in accordance with the documentation approved under part a) of this condition.</p> <p>c) Prepare a landscape management plan that includes the requirements and arrangements approved under part a) of this condition, and incorporate the management plan into the Building Management Statement/s associated with the development.</p>	<p>b) During construction</p> <p>c) Prior to the commencement of use or BFP endorsement, whichever occurs first</p>
17.	<p><b>Continuous Awnings – Compliance Assessment</b></p> <p>a) Submit to EDQ for compliance assessment, architectural drawings of continuous awnings on the Logan Road and Balaclava Street frontages, other than on/adjoining the Heritage Place and where service vehicle access is provided on Logan Road. The drawings are to demonstrate that awnings are designed to:</p> <ul style="list-style-type: none"> <li>i) complement to the Heritage Place and avoid detracting from its visual prominence;</li> <li>ii) respond to the placement and design of street trees and street lighting;</li> <li>iii) be of an appropriate width to provide shade and rain protection throughout the year;</li> <li>iv) be an appropriate height to support weather protection for pedestrians, while providing sufficient clearances for any servicing requirements; and</li> <li>v) incorporate stormwater drainage into the architectural design.</li> </ul> <p>b) Construct and maintain the awnings in accordance with the drawings approved under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) During construction and ongoing</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>18.</b>	<p><b>Acoustic Impact Assessment and Mitigation – Compliance Assessment</b></p> <p>a) Submit to the MEDQ for Compliance Assessment an Acoustic Impact Assessment and Mitigation Report, prepared and certified by a suitably qualified and experienced person, which is to address at a minimum:</p> <ul style="list-style-type: none"> <li>i) relevant provisions of the <i>Brisbane City Plan 2014</i>, which relate to noise associated with the approved land uses;</li> <li>ii) relevant provisions of the Environmental Protection Act 1994 and its subordinate Regulation and / or Guideline/s;</li> <li>iii) mitigation measures required for the Development so that no environmental nuisance is caused to neighbouring or nearby sensitive uses, as a consequence of the cumulative effect of the approved non-residential uses, mechanical plant and equipment; and</li> </ul> <p>b) Design and construct all development, where applicable, to achieve compliance with the noise criteria of the Acoustic Impact Assessment and Mitigation Report approved under part a) of this condition.</p> <p>c) Submit to the MEDQ, certification from a suitably qualified and experienced person that all development complies with the noise criteria of the Acoustic Impact Assessment and Mitigation Report approved under part a) of this condition.</p>	<p>a) Prior to commencement of building works on the Heritage Place, other than the approved partial demolition works</p> <p>b) During construction</p> <p>c) At all times, following the commencement of use</p>
<b>Construction Management and Engineering</b>		
<b>19.</b>	<p><b>Hours of Work – Construction</b></p> <p>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.</p>	During construction unless otherwise endorsed
<b>20.</b>	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit for Compliance Assessment an out-of-hours work request to EDQ Development</p>	Minimum of 10 business days prior to proposed out of hours work commencement date

PDA Development Conditions		
No.	Condition	Timing
	Services. The out-of-hours work request must include a duly completed out-of-hours work request form. <sup>6</sup>	
<b>21. Certification of Operational Work</b>	Carry out all Operational Work under this approval, including for any Contributed Assets, in accordance with the <i>Certification Procedures Manual</i> .	At all times
<b>22. Construction Management Plan</b>	<p>a) Submit to EDQ Development Services 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:</p> <ul style="list-style-type: none"> <li>i) processes required to implement the conditions of this development permit in relation to heritage;</li> <li>ii) the recommendations of structural and geotechnical RPEQs in relation to how the structural integrity of the Heritage Place will be managed throughout the construction process;</li> <li>iii) noise and dust in accordance with the EP Act;</li> <li>iv) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>v) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>vi) complaints procedures;</li> <li>vii) site management: <ul style="list-style-type: none"> <li>A. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>B. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> </ul> </li> </ul>	<p>a) Prior to commencing work</p>

<sup>6</sup> The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	<p>C. for safe and functional temporary vehicular access points and frequency of use;</p> <p>D. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</p> <p>E. for the location of materials, structures, plant and equipment;</p> <p>F. of waste generated by construction activities;</p> <p>G. detailing how materials are to be loaded/unloaded;</p> <p>H. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</p> <p>I. of employee and visitor parking areas;</p> <p>J. of anticipated staging and programming;</p> <p>K. for the provision of safe and functional emergency exit routes; and</p> <p>L. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) Maintain on site a current copy of the CMP submitted under part a) of this condition, and make the CMP available for inspection, if required.</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>
23.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Services 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:</p> <p>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</p> <p>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></p> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
24.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP is to include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic 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.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><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></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
25.	<p><b>Construction Noise Management Plan</b></p> <p>a) Submit to EDQ Development Services a Construction Noise Management Plan (CNMP), certified by a suitably qualified person. 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:</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> </ul>	<p>a) Prior to commencing work</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ Development Services Noise Monitoring Reports, certified by a suitably qualified person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>b) During construction</p> <p>c) As requested by EDQ</p>
<b>26.</b>	<b>Public Infrastructure (Damage, Repairs and Relocation)</b>	
	<p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>Note: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>27.</b>	<b>Earthworks</b>	
	<p>a) Submit to EDQ Development Services detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>, and</p>	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by Condition 23 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ul style="list-style-type: none"> <li>A. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>B. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> <li>x) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Services RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
28.	<p><b>Retaining Walls</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> </ul>	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>).</p> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	<p><b>Acid Sulfate Soils Management Plan</b></p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ Development Services an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Services 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 a) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) &amp; c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
30.	<p><b>Contaminated Land</b></p> <p>Where on-site contaminated land is encountered, submit to EDQ Development Services a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>- <i>For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></li> <li>- <i>A list of approved auditors can be found at the following website:</i></li> </ul> <p><i><a href="https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement">https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</a>.</i></p>	Prior to commencement of building works

PDA Development Conditions		
No.	Condition	Timing
31.	<p><b>Groundwater Management Strategy</b></p> <p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> <li>i) strategies for managing groundwater during all works phases;</li> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012;</li> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services);</li> <li>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and</li> <li>vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other relevant conditions of this approval.</li> </ul> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
32.	<p><b>Structural Monitoring and Vibration Report – Compliance Assessment</b></p> <p>a) Submit to EDQ a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing:</li> </ul> <p>A. excavation of basement and shoring;</p>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>B. new excavation;</p> <p>C. installation of new foundations (i.e. piling);</p> <p>D. proposed methods to mitigate and control vibration and ground movement during construction;</p> <p>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;</p> <p>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv) proposed anchoring, including:</p> <ol style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers;</li> </ol> <p>v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	b) During construction
33.	<p><b>Shoring</b></p> <p>a) Submit to EDQ Development Services a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <p>i) confirmation works are designed to meet the following <i>Australian Standards</i>:</p> <ol style="list-style-type: none"> <li>A. AS1726 Geotechnical Site Investigation;</li> <li>B. AS2159 Piling - Design and Installation;</li> <li>C. AS4678 Earth Retaining Structures;</li> </ol> <p>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:</p> <ol style="list-style-type: none"> <li>A. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>B. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>C. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation</li> </ol>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</p> <p>iii) analysis of groundwater hydrology, including:</p> <ul style="list-style-type: none"> <li>A. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>B. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>C. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</li> </ul> <p>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <ul style="list-style-type: none"> <li>A. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works;</li> <li>B. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ul> <p>v) assessments of construction methodology impacts, including:</p> <ul style="list-style-type: none"> <li>A. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>B. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</li> <li>C. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>D. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>E. 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</li> </ul>	

<b>PDA Development Conditions</b>			
<b>No.</b>	<b>Condition</b>	<b>Timing</b>	
	<p>collection system and pumped including details of where ground water is pumped to).</p> <p>F. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</p> <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	b) During construction	
<b>34.</b>	<b>Excavation and Basement Design</b>	<p>a) Submit to the EDQ Development Services an Excavation and Basement Report, certified by a RPEQ, including:</p> <p>i) the recommendations of a RPEQ in relation to how the structural integrity of the Heritage Place is managed throughout the construction process;</p> <p>ii) any recommendations arising from the endorsed HPCMP;</p> <p>iii) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</p> <p>iv) consistency with:</p> <p>A. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</p> <p>B. Geotechnical and structural reporting approved under Condition 6 of this approval;</p> <p>C. the Structural Monitoring and Vibration Report/s approved under Conditions 5 and 32 of this approval;</p> <p>D. the Rock and Ground Anchor Report submitted under Condition 35 of this approval;</p> <p>v) locations of cut and fill, and the character of material;</p> <p>vi) quantity of fill to be deposited;</p> <p>vii) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</p>	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<p>viii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</p> <p>ix) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</p> <p>x) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with documents submitted under Conditions 29 and 30 of this approval; and</p> <p>xi) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</p> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ Development Services RPEQ:</p> <ul style="list-style-type: none"> <li>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ul> <p><i>Note: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
35.	<p><b>Temporary Rock and Ground Anchors</b></p> <p>a) Submit to EDQ Development Services a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>ii) where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s);</li> </ul>	<p>a) Prior to Commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>iii) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb:</p> <ol style="list-style-type: none"> <li>1. prior to the de-stressing of the temporary ground anchors; and</li> <li>2. upon completion of the building.</li> </ol> <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ Development Services RPEQ:</p> <ul style="list-style-type: none"> <li>i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition</li> <li>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:           <ul style="list-style-type: none"> <li>A. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block);</li> <li>B. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>C. construction methodology used during installation and the results of any tests;</li> <li>D. surveyed location of the following plotted on the shoring plan and wall sections:               <ul style="list-style-type: none"> <li>i. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>ii. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>iii. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ul> </li> </ul> </li> <li>d) Submit to EDQ Development Services RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</li> </ul>	<p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use or BFP endorsement,</p>

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first
36.	<b>Road Reserve Dedication</b>  Dedicate as road reserve the area shown on the drawing entitled 'Level 1 - Ground Floor', amended in red on 29 Jan 2026.	Prior to commencement of use or BFP endorsement, whichever occurs first
37.	<b>Bus Stop and Shelter</b>  a) Relocate and reconstruct bus stop HASTUS ID#3051 (intermediate stop) in accordance with Brisbane Standard Drawing BSD-2104. As part of the relocation / reconstruction:  i) ensure the rear door zone is located clear of the existing timber power pole;  ii) incorporate the existing oOh!media shelter (mini-Boulevard type, BSD-2107) in the ultimate design of the bus stop, and any temporary stop  iii) should the oOh!media shelter need to be relocated, temporarily removed, or affected by the proposed development (e.g. hoardings, closures), at least six weeks prior to impacting the shelter:  A. enter into an Agreement with Transport for Brisbane Commercial and Contract Services (TfB CCS); B. enter into an Agreement with oOh!media, including any storage costs and lost revenue as well as any construction, removal, and installation costs subject to agreement on cost and schedule between the applicant (or their nominated subcontractor) and oOh!media; C. provide electrical, landscape and verge plans to satisfy requirements of oOh!media, TfB CCS, and Transport Assets and Operations branch with respect to point of supply and sight lines to advertising signs.  b) Submit to EDQ documentation to demonstrate that the requirements outlined in part a) of this condition have been satisfied.	a) Prior to relocating / deconstructing the bust stop and shelter  b) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first
38.	<p><b>Metered Car Parking</b></p> <p>a) If required for bus stop relocation:</p> <ul style="list-style-type: none"> <li>i) remove the meter at the Logan Road frontage through Council's On Street Parking Services Manager.</li> <li>ii) modify existing parking signage for any parking spaces attached to the meter (e.g. in the Logan Road median) and convert the metered spaces to 'PAY BY APP'.</li> </ul> <p>b) Submit to EDQ documentation to demonstrate that the requirements outlined in part a) of this condition have been satisfied.</p>	<p>a) In conjunction with the bus stop relocation, as needed</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
39.	<p><b>Vehicle Access</b></p> <p>a) Construct vehicle crossovers:</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</li> </ul> <p>b) Submit to EDQ Development Services RPEQ certification that the crossovers have been constructed in accordance with parts a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
40.	<p><b>Car Parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans, including the approved number of visitor parking spaces shown on the approved drawings.</p> <p>b) Submit to EDQ Development Services RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
41.	<p><b>Bicycle Parking</b></p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans unless otherwise agreed to in writing by MEDQ.</p> <p>b) Submit to EDQ Development Services evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
42.	<p><b>Water Connection</b></p> <p>a) Submit to EDQ Development Services a copy of Service Advice Notice from Urban Utilities</p> <p>b) Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>a) Prior to commencing work</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
43.	<p><b>Sewer Connection</b></p> <p>a) Submit to EDQ Development Services a copy of Service Advice Notice from Urban Utilities</p> <p>b) Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>a) Prior to commencing work</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
44.	<p><b>Flood Emergency Management Plan</b></p> <p>a) Submit to EDQ Development Services a Flood Emergency Management Plan (FEMP), prepared by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) Flood-warning triggers and monitoring procedures;</li> <li>ii) Roles and responsibilities of building management;</li> <li>iii) Safe refuge areas and flood free/ low hazard evacuation routes during a flood event;</li> </ul>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <li>iv) Procedures for lift shutdown, basement isolation, and post-flood recovery.</li> <li>b) Maintain the development in accordance with the FEMP submitted under part a) of this condition.</li> </ul>	b) At all times following the commencement of use
<b>45.</b>	<p><b>Stormwater Connection</b></p> <p>Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> <li>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</li> <li>b) generally in accordance with Council's current adopted standards.</li> </ul>	<ul style="list-style-type: none"> <li>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
<b>46.</b>	<p><b>Stormwater Management (Quantity)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Services detailed engineering drawings and hydraulic calculations for Compliance Assessment, certified by a RPEQ, for the stormwater drainage system, designed generally in accordance with: <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and;</li> <li>ii) 23-198 SBSMP Quantity &amp; Quality V3.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ 'as constructed' plans, certified by a RPEQ including an asset register in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>47.</b>	<b>Electricity</b>  a) Submit to EDQ Development Services 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) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>48.</b>	<b>Telecommunications</b>  a) Submit to EDQ Development Services documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.  b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>49.</b>	<b>Broadband</b>  a) Submit to EDQ Development Services written agreement from an authorised telecommunications service provider, confirming that the development will be connected to the National Broadband Network (NBN) in accordance NBN Design and Build Guidelines.  b) Connect the development to the broadband network in accordance with the agreement submitted under part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>50.</b>	<b>Outdoor Lighting</b>  Design, construct, and maintain all outdoor lighting on site in accordance with:  a) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and</i>  b) <i>Australian Standard AS1158: Lighting for Roads and Public Spaces.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
<b>51.</b>	<b>Refuse Collection</b>  a) Submit to EDQ Development Services evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<p>Evidence of consultation with Council regarding access arrangements is to be provided, should a private contractor be providing the collection services.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p>
<b>52.</b>	<p><b>Easements Over Infrastructure</b></p> <p>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.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p> <p><i>Note: In the event all infrastructure is relocated or removed from an existing easement, that easement can be surrendered.</i></p>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
<b>Infrastructure Contributions</b>		
<b>53.</b>	<p><b>Infrastructure Charges</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	<p>In accordance with the DCOP</p>

## **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 \*\***