

Our ref: DEV-2026-BNH-4372

19 May 2026

Landitude Bowen Hill Pty Ltd
c/- Urbis Ltd
Level 32, 300 George Street
Brisbane QLD 4000
mkwok@urbis.com.au and rfiraq@urbis.com.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area Bowen Hills

(PDA):

PDA Development Type: **Development Permit for Material Change of Use for Multiple Dwelling, Rooming Accommodation, Short-term Accommodation, Shop, Food and Drink Outlet, Office, Function Facility, Health Care Service and Community Use**

Property Location: **17 Hamilton Place and 26-28 Campbell Street, Bowen Hills and part of Common Property of Code Bowen Hills Community Titles Scheme 43095**

Property Description: **Lot 2 on RP83400, Lot 30 on RP9982, Lot 31 on RP9982, Easement A on SP145847, Lot 0 on SP247766**

On 19 May 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 Kate Wilson on 07 3035 2046 or by email at Kate.Wilson@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
**Director, Established Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Bowen Hills PDA	
Site address	17 Hamilton Place and 26-28 Campbell Street, Bowen Hills and part of Common Property of Code Bowen Hills Community Titles Scheme 43095 (access easement)	
Lot on plan description	Lot number	Plan description
	2	RP83400
	30	RP9982
	31	RP9982
	0	SP247766
	Easement A	SP145847
PDA Development Approval details		
DEV Reference No.	DEV-2026-BNH-4372	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Multiple Dwelling, Rooming Accommodation, Short-term Accommodation, Shop, Food and Drink Outlet, Office, Function Facility, Health Care Service and Community Use.	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	19 May 2026	
Currency Period	6 years from the 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.	Existing and Demolition Plan	43	Plus Studio	18 March 2026
2.	Floor Plan – Basement 02	44	Plus Studio	18 March 2026
3.	Floor Plan – Basement 01	45	Plus Studio	18 March 2026
4.	Floor Plan – Ground level	46	Plus Studio	18 March 2026
5.	Floor Plan – Level 02	47	Plus Studio	18 March 2026
6.	Floor Plan – Level 03	48	Plus Studio	18 March 2026
7.	Floor Plan – Level 04 - Recreation	49	Plus Studio	18 March 2026
8.	Floor Plan – Levels 05-18	50	Plus Studio	18 March 2026
9.	Floor Plan – Levels 19-28	51	Plus Studio	18 March 2026
10.	Roof Terrace	52	Plus Studio	18 March 2026
11.	Roof Plan	53	Plus Studio	18 March 2026
12.	Section A	54	Plus Studio	18 March 2026
13.	Section B	55	Plus Studio	18 March 2026
14.	Elevation - North	56	Plus Studio	18 March 2026
15.	Elevation - East	57	Plus Studio	18 March 2026
16.	Elevation - South	58	Plus Studio	18 March 2026
17.	Elevation - West	59	Plus Studio	18 March 2026
18.	Urban Context Report	Hamilton & Campbell	Plus Studio	18 March 2026
19.	Traffic Engineering Response	P0059485 – 17 Hamilton Place & 26-28 Campbell Street – Further Advice Response – 260318	Urbis	18 March 2026
20.	Waste Management Plan	Revision F	Urbis	19 March 2026
21.	Serviceability Report	Project No. 25160 - Revision A	Bornhorst + Ward	January 2026
22.	Site Based Stormwater Management Plan	Project No. 25160 - Revision A	Bornhorst + Ward	January 2026
23.	Landscape Concept Design	Revision D	Urbis	18 March 2026
24.	Air Quality Impact Assessment	Revision 1.0	SLR Consulting Australia Pty Ltd	23 January 2026

25.	Environmental Wind Impact	Project No.: 620.042713.00001 R03-v0.4	SLR Consulting Australia	22 January 2026
26.	Noise Impact Assessment	Revision 2.0	SLR Consulting Australia Pty Ltd	23 January 2026
Supporting Plans and Documents				
27.	Road Widening Plan	RC16018 Issue 1	Brisbane City Council	7 July 2025
28.	Traffic Impact Assessment	Project No. P0059485 - Report No. 01	Urbis	January 2026
29.	Services Advice Note	Urban Utilities Services Advice Note – 25-SAN-82236	Urban Utilities	21 August 2025
30.	Stormwater Engineering Response	RL/03/2026	Bornhorst + Ward	16 March 2026
31.	Shoring Preliminary Sketches (pages 1 & 2)	17 Hamilton Place - Project No. 25160	Bornhorst + Ward	-
32.	Geotechnical Investigation Report	Project No. 1-29185 Ref. 1-29185 BR1.1	Soil Surveys	21 August 2025

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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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.

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

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

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) the Applicant submits items required under a) above to EDQ 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out and maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first, and at all times following

PDA Development Conditions		
No.	Condition	Timing
General		
		commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times following commencement of use
Planning and Design		
3.	Sufficient Grounds – Community use area a) Submit to EDQ evidence to demonstrate that the Community Use area has been provided as detailed on the approved floor plan for Level 2. b) Incorporate any operational or management requirements into the overall Building Management Statement (BMS) for the development. c) Maintain the Community Use area in accordance with the requirements approved under part a) of this condition.	Prior to commencement of use or BFP endorsement, whichever occurs first
4.	Affordable Housing Submit to EDQ evidence that the approved development delivers eight (8) x 1 bedroom affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i> . <i>NOTE: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
5.	Landscape Works – Compliance Assessment Submit to EDQ detailed landscape plans for compliance assessment, prepared and certified by an Australian Institute of Landscape Architects (AILA) Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings. The detailed landscape plans are to be generally in accordance with the approved plans and address the following: <i>Planting – generally</i> 1. Provide details, locations, pot size and all plant species to be utilised.	Prior to commencement of any works, other than demolition works or excavation works

PDA Development Conditions		
No.	Condition	Timing
General		
	2. Provide specifications of all planter designs, 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. <i>Podium-top and rooftop planters</i> 3. Provide planter details demonstrating the following minimum media depths can be achieved: (1) Ground covers with a mature height of 200mm or less – minimum 300mm; (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; (3) Shrubs with a mature height of 200mm or more – minimum 500mm; (4) Trees – minimum 1,200mm. <i>Façade planting</i> 4. Provide details about the planting and maintenance of the plants to be grown on the building façade(s), 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. <i>Irrigation and maintenance</i> 5. Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation. <i>Structural design to support rooftop landscaping</i> 6. Submit a statement from a structural engineer holding a current RPEQ registration that the building has been designed to accommodate the weight of rooftop planting, including a consideration of the ultimate volume and weight of all planters when containing wet media.	
6.	Landscape Work – Construction	

PDA Development Conditions		
No.	Condition	Timing
General		
	a) Construct landscape works generally in accordance with the certified plans submitted under condition 5 of this approval. b) Supervise the landscape works under the oversight of an Australian Institute of Landscape Architects (AILA) Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents. c) Submit to EDQ, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement whichever occurs first b) During construction c) Prior to commencement of use or BFP endorsement whichever occurs first
Construction Management		
7.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
8.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ and supporting documents.	Minimum of 10 business days prior to proposed out of hours work commencement date
9.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
10.	Construction Management Plan a) Submit to EDQ 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;	a) Prior to commencing work b) During construction

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

PDA Development Conditions		
No.	Condition	Timing
General		
	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; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
11.	Erosion and Sediment Management a) Submit to EDQ 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:	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
General		
	i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
12.	Traffic Management Plan a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
13.	Construction Noise Management Plan a) Submit to EDQ 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:	a) Prior to commencing work b) During construction

PDA Development Conditions		
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General		
	i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ 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
14.	Structural Monitoring and Vibration Report a) Submit to the EDQ a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers and Queensland Rail; iv) confirmation that BCC and QUU have reviewed the monitoring procedure for works adjacent to the (Road, footpath & Stormwater) and (Water & Sewer) respectively; v) proposed anchoring, including:	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
General		
	1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	
15.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure requires repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved plans. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to:	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement,

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

PDA Development Conditions		
No.	Condition	Timing
General		
	i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines 2012</i>; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>. b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	b) During construction
19.	Shoring a) Submit to EDQ, a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: i) confirmation that works are designed to meet the following <i>Australian Standards</i>: 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; iii) analysis of groundwater hydrology, including: 1. considerations of seasonality, tidal effects, possible fractured ground at depth	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
General		
	2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.	

PDA Development Conditions		
No.	Condition	Timing
General		
	b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	
20.	Excavation and Basement Design a) Submit to the EDQ an Excavation and Basement Report, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted as required by this approval; 3. the Structural Monitoring and Vibration Report submitted as required by this approval; 4. the Rock and Ground Anchor Report submitted as required by this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted; and viii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition. c) Submit to EDQ RPEQ: i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.	a) Prior to commencing work b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
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General		
	<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>	
21.	Temporary Rock and Ground Anchors a) Where temporary rock and ground anchors are proposed, submit to EDQ a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including: - detailed engineering drawings detailing the locations and specifications of rock and ground anchors; - where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); - RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: - prior to the de-stressing of the temporary ground anchors; and - upon completion of the building. b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition. c) Submit to the EDQ: - RPEQ certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition - RPEQ certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: - locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); - location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; - construction methodology used during installation and the results of any tests;	a) Prior to Commencing work b) During construction c) Within 20 business days of completion of work involving rock and ground anchors d) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
	4. surveyed location of the following plotted on the shoring plan and wall sections: A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	
22.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
General		
	ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	- whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Car Parking a) Construct, sign and delineate car parking spaces (including Accessible Parking Bays) generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities Ltd current adopted standards, requirements, and as per any upgrade works as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
27.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities Ltd current adopted standards, requirements, and as per any upgrade works as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
28.	Stormwater Connection 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 BFP endorsement, whichever occurs first
29.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
		b) Prior to commencement of use or BFP endorsement, whichever occurs first
31.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the approved Noise Impact Assessment, as amended to reflect the final design of the development. b) Construct the approved development and ensure each dwelling with a balcony exposed to QDC MP4.4 Road Traffic Noise Category 1 and above has a solid gap-free balustrade. c) Submit to EDQ evidence that the requirements of part a) and b) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
33.	Streetscape Works – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed streetscape works drawings, certified by a Landscape Architect registered by the Australian Institute of Landscape Architects (AILA), for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved plans. The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council. d) Maintain the streetscape works for a period of at least 12 months.	a) Prior to commencement of streetscape works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first d) As indicated
34.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	a) Prior to commencement of use
35.	Road Dedication Dedicate as new road, land identified on the following supporting plan as “ROAD WIDENING” and “TRUNCATION”: - Road widening plan RC16018 – Issue 1, prepared by Brisbane City Council, dated 7/07/2025.	Prior to commencement of use or at registration of Building/Standard Format Plan, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
36.	Waste Management – Health Care Service - Compliance Assessment a) Submit to EDQ for Compliance Assessment, a tenant-specific waste management plan (including the provision of secure storage) in the event a Health Care Service use occupies one of the retail tenancies. b) Implement the waste management arrangements submitted under part a) of this condition	a) Prior to commencement of Health Care Service use
37.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
38.	Sustainability and Efficiency – Compliance Assessment a) Submit to EDQ for compliance assessment, a detailed sustainability statement, prepared by a suitably qualified person. The detailed report is to demonstrate: i) Sustainable Infrastructure measures (thermal comfort, thermal efficiency, building materials, transport initiatives such as electric bike charging infrastructure) 1. Water management measures (rainwater harvesting, landscape irrigation demands are met by captured rainwater, air-cooled air conditioning equipment) 2. Energy management measures (energy needs met through renewable energy such as onsite generation, regenerative technologies and contracts, installation of rooftop/wall mounted solar PV to meet average daytime electricity demand for communal areas, LED and programable sensor lighting technology).	a) Prior to the commencement of works b) Prior to the commencement of works c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
	3. Waste Management strategy (construction waste landfill minimisation, separated refuse streams) b) Design, construct and operate the development in accordance with the Sustainability statement approved in part a) of this condition. c) Submit to EDQ evidence from a suitably qualified person that the requirements of part b) of this condition have been met.	
39.	Electric Vehicle Readiness – Multi-residential / Short term accommodation a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and iii) Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay; and b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
40.	Wind Treatments a) Construct the approved development to include the wind treatments specified in the approved Environmental Wind Impact report, as amended to reflect the final design of the development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
General		
	b) Submit to EDQ evidence that the requirements of part a) of this condition have been met.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure Contributions		
42.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the Bowen Hills PDA Development Charges and Offset Plan (DCOP), indexed to the date of payment. Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****