

Our ref: DEV2025/1710

20 May 2026

825 Stanley Pty Ltd
C/- Saunders Havill
Att: Nick Christofis
Email: nickchristofis@saundershavill.com

Dear Mr Christofis

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 MCU Material Change of Use for Multiple Dwelling (447 units), Food and Drink Outlet, Shop, Office, Community Use and Function Facility, and Reconfiguration of a Lot (Access Easement)
Property Location: 825-833 Stanley Street, Woolloongabba, and 6-12 Trafalgar Street, Woolloongabba
Property Description: Lot 3 on RP59481, Lot 4 on RP59481, Lot 19 on RP11809, Lot 47 on RP110862, Lot 45 on RP11809, Lot 46 on RP11809, and Lot 2 on SP288089

On 20 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 me at Carolyn.Mellish@edq.qld.gov.au.

Yours sincerely



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

cc: Brisbane City Council

PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site address	825-833 Stanley Street, Woolloongabba, and 6-12 Trafalgar Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 3	RP59481
	Lot 4	RP59481
	Lot 19	RP11809
	Lot 45	RP11809
	Lot 46	RP11809
	Lot 47	RP110862
	Lot 2	SP288089
PDA Development Approval Details		
DEV Reference No.	DEV2025/1710	
PDA Development Approval Type	<input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit <input type="checkbox"/> Building works <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit 	
Approval details	PDA Development Permit for: <ul style="list-style-type: none"> - Material Change of Use for Multiple dwelling (447 dwelling units), Food and drink outlet, Shop, Office, Community use and Function facility; and - Reconfiguration of a Lot (Access Easement) 	

PDA Development Approval Details	
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	20 May 2026
Currency Period	6 years from the Decision date

Abbreviations and Definitions
<p>AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.</p> <p>BFP means Building Format Plan.</p> <p>Certification Procedures Manual means the document titled <i>Certification Procedures Manual</i>, prepared by EDQ, dated April 2020 (as amended from time to time).</p> <p>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:</p> <ul style="list-style-type: none"> – 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. <p>Council means the relevant local government for the land the subject of this approval.</p> <p>DCOP means the Woolloongabba PDA Development Contributions and Offsets Plan, as amended from time to time.</p> <p>EDQ means Economic Development Queensland.</p> <p>EP Act means the <i>Environmental Protection Act 1994</i>.</p>

Abbreviations and Definitions

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.

QUDM means Queensland Urban Design Manual.

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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) 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

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.

Compliance Assessment

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 online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@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. Drawing Schedule / Site Location Plan	DA-00-0000, Rev E	GroupGSA	05.03.2026
2. GFA Area Plans - Sheet 1	DA-00-4300, Rev E	GroupGSA	05.03.2026
3. GFA Area Plans - Sheet 2	DA-00-4301, Rev E	GroupGSA	05.03.2026
4. GFA Area Plans - Sheet 3	DA-00-4302, Rev E	GroupGSA	05.03.2026
5. Combined East & West – Basement 5	DA-00-1995, Rev H	GroupGSA	05.03.2026
6. Combined East & West – Basement 4	DA-00-1996, Rev G	GroupGSA	04.03.2026
7. Combined East & West – Basement 3	DA-00-1997, Rev G	GroupGSA	04.03.2026
8. Combined East & West – Basement 2	DA-00-1998, Rev I	GroupGSA	05.03.2026
9. Combined East & West – Basement 1	DA-00-1999, Rev G	GroupGSA	04.03.2026, amended in red 20.05.2026

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
10.	Combined East & West – Level 1 (Ground) / Site Plan	DA-00-2000, Rev I	GroupGSA	04.03.2026, amended in red 20.05.2026
11.	Combined East & West – Level 1 – Mezz	DA-00-2001, Rev D	GroupGSA	04.03.2026
12.	Combined East & West – Level 2	DA-00-2002, Rev F	GroupGSA	04.03.2026
13.	Combined East & West – Level 3	DA-00-2003, Rev E	GroupGSA	04.03.2026
14.	Combined East & West – Level 4	DA-00-2004, Rev E	GroupGSA	04.03.2026
15.	Combined East & West – Level 5	DA-00-2005, Rev E	GroupGSA	04.03.2026
16.	Combined East & West – Level 6	DA-00-2006, Rev E	GroupGSA	04.03.2026
17.	Combined East & West – Level 7-9	DA-00-2007, Rev D	GroupGSA	04.03.2026
18.	Combined East & West – Level 10-26	DA-00-2010, Rev D	GroupGSA	04.03.2026
19.	Combined East & West – Level 27-31	DA-00-2027, Rev D	GroupGSA	04.03.2026
20.	Combined East & West – Level 32	DA-00-2032, Rev D	GroupGSA	04.03.2026
21.	Combined East & West – Level 33	DA-00-2033, Rev D	GroupGSA	04.03.2026
22.	Combined East & West – Level 34	DA-00-2034, Rev D	GroupGSA	04.03.2026
23.	Combined East & West – Level 35 - Roof Deck – West Tower	DA-00-2035, Rev D	GroupGSA	04.03.2026
24.	Combined East & West – Level 36 - Roof – West Tower	DA-00-2036, Rev D	GroupGSA	04.03.2026
25.	Combined East & West – Level 37 - 50 – East Tower	DA-00-2037, Rev D	GroupGSA	04.03.2026

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
26. Combined East & West – Level 51 - East Tower	DA-00-2050, Rev D	GroupGSA	04.03.2026
27. Combined East & West – Level 52 - Roof Deck – East Tower	DA-00-2051, Rev D	GroupGSA	04.03.2026
28. Combined East & West – Level 53 - Roof – East Tower	DA-00-2052, Rev D	GroupGSA	04.03.2026
29. Combined East & West – Stanley Street (North) Elevation	DA-00-3011, Rev F	GroupGSA	05.03.2026
30. Trafalgar Street (South) Elevation	DA-00-3012, Rev F	GroupGSA	05.03.2026
31. West Tower - East and West Elevations	DA-00-3013, Rev F	GroupGSA	05.03.2026
32. East Tower - East and West Elevations	DA-00-3014, Rev F	GroupGSA	05.03.2026
33. Combined East & West – Stanley Street Enlarged Elevations	DA-00-3051, Rev D	GroupGSA	05.03.2026
34. Combined East & West – Jurgens Street Enlarged Elevations	DA-00-3052, Rev D	GroupGSA	05.03.2026
35. Combined East & West – Trafalgar Street Enlarged Elevations	DA-00-3053, Rev D	GroupGSA	05.03.2026
36. Combined East & West – SQ West – East Enlarged Elevations	DA-00-3054, Rev D	GroupGSA	05.03.2026
37. Combined East & West – SQ East - East Enlarged Elevations	DA-00-3055, Rev D	GroupGSA	05.03.2026
38. Combined East & West – Overall Combined Section	DA-00-3100, Rev D	GroupGSA	05.03.2026

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
39.	Combined East & West – Enlarged Podium Section - West Tower	DA-00-3151, Rev D	GroupGSA	05.03.2026
40.	Combined East & West – Enlarged Podium Section - East Tower	DA-00-3171, Rev D	GroupGSA	05.03.2026
41.	West Tower Section – Combined East & West	DA-01-3101, Rev H	GroupGSA	05.03.2026
42.	Combined East & West – East Tower Section	DA-02-3101, Rev D	GroupGSA	05.03.2026
43.	West Tower – Basement 5	DA-01-1995, Rev N	GroupGSA	05.03.2026
44.	West Tower – Basement 4	DA-01-1996, Rev N	GroupGSA	05.03.2026
45.	West Tower – Basement 3	DA-01-1997, Rev N	GroupGSA	05.03.2026
46.	West Tower – Basement 2	DA-01-1998, Rev N	GroupGSA	05.03.2026
47.	West Tower – Basement 1	DA-01-1999, Rev P	GroupGSA	05.03.2026, amended in red 20.05.2026
48.	West Tower – Level 1 – Ground	DA-01-2000, Rev O	GroupGSA	05.03.2026
49.	West Tower – Level 1 – Mezz	DA-01-2001, Rev M	GroupGSA	05.03.2026
50.	West Tower – Level 2 – Podium	DA-01-2002, Rev L	GroupGSA	05.03.2026
51.	West Tower – Level 3 – Podium	DA-01-2003, Rev L	GroupGSA	05.03.2026
52.	West Tower – Level 4 – Podium Top	DA-01-2004, Rev L	GroupGSA	05.03.2026
53.	West Tower – Level 5-26 – Apartments Typ. Low	DA-01-2005, Rev P	GroupGSA	05.03.2026
54.	West Tower – Level 27-33 – Apartments Typ. Upper - Option B	DA-01-2027B, Rev C	GroupGSA	05.03.2026
55.	West Tower – Level 27-33 – Apartments Typ. Upper	DA-01-2027, Rev P	GroupGSA	05.03.2026

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
56.	West Tower – Level 34 - Rec / Plant	DA-01-2034, Rev L	GroupGSA	05.03.2026
57.	West Tower – Level 35 - Roof Deck	DA-01-2035, Rev N	GroupGSA	05.03.2026
58.	East Tower – Basement 3	DA-02-1997, Rev H	GroupGSA	05.03.2026
59.	East Tower – Basement 2	DA-02-1998, Rev H	GroupGSA	05.03.2026
60.	East Tower – Basement 1	DA-02-1999, Rev G	GroupGSA	05.03.2026
61.	East Tower – Level 1 - Ground	DA-02-2000, Rev G	GroupGSA	05.03.2026, amended in red 20.05.2026
62.	East Tower – Level 2 – Podium 1	DA-02-2002, Rev G	GroupGSA	05.03.2026
63.	East Tower – Level 3 – Podium 2	DA-02-2003, Rev F	GroupGSA	05.03.2026
64.	East Tower – Level 4 – Podium 3	DA-02-2004, Rev F	GroupGSA	05.03.2026
65.	East Tower – Level 5 – Podium 4	DA-02-2005, Rev F	GroupGSA	05.03.2026
66.	East Tower – Level 6 – Podium Top	DA-02-2006, Rev F	GroupGSA	05.03.2026
67.	East Tower – Level 7-9 – Office / Commercial	DA-02-2007, Rev F	GroupGSA	05.03.2026
68.	East Tower – Level 10-31 – Apartments Typ. Low	DA-02-2010, Rev F	GroupGSA	05.03.2026
69.	East Tower – Level 32 - Rec / Plant	DA-02-2032, Rev G	GroupGSA	05.03.2026
70.	East Tower – Level 33 - Rec Deck	DA-02-2033, Rev G	GroupGSA	05.03.2026
71.	East Tower – Level 34 – Plant	DA-02-2034, Rev G	GroupGSA	05.03.2026
72.	East Tower – Level 35-50 – Apartments Typ. Upper	DA-02-2035, Rev F	GroupGSA	05.03.2026
73.	East Tower – Level 51 – Plant	DA-02-2050, Rev F	GroupGSA	05.03.2026

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
74. East Tower – Level 52 – Roof Deck	DA-02-2051, Rev F	GroupGSA	05.03.2026
75. East Tower – Level 53 – Roof Plant	DA-02-2052, Rev F	GroupGSA	05.03.2026
76. Landscape Concept – Stanley Quarter	21111 LC-01 [T]	Wild Studio	06.03.2026
77. Engineering Services Report	AU250426 –Revision 1	Edge Consultants	20.10.2025
78. Transport Engineering Report	25BRT0230_RP01_1	Colliers	21.10.2025, amended in red 20.05.2026
79. Environmental Noise Management Assessment Report	23BRA0006_R01_1	Colliers	17.10.2025
80. Stormwater Management Plan	AU250426 – Revision 02	Edge Consultants	20.10.2025

Supporting Documents

The following documents are referred to in the PDA Development Conditions, but are not approved documents.

Drawing / Document Name	Reference No.	Prepared By	Date
1. Brisbane Airport Corporation letter, titled Application #DEV2025/1710	-	Brisbane Airport Corporation	26.03.2026
2. Email notification from Airservices Australia, identifying no objections to the proposed development	-	Airservices Australia	-
3. Civil Aviation and Safety Authority letter, titled Property Development: 825-831 Stanley Street, Woolloongabba	F25/2777-63	Civil Aviation and Safety Authority	16.12.2025
4. Geotechnical Investigation	1-12516, 2016-02-01, BR Ver 1	Soil Surveys	05.02.2016

Supporting Documents				
The following documents are referred to in the PDA Development Conditions, but are not approved documents.				
Drawing / Document Name		Reference No.	Prepared By	Date
5.	Operational Waste Management Plan	25BRW0214 Revision 2	Colliers	17.10.2025
6.	Acid Sulfate Management Plan	1-12516, 2016-01-19, ASSMP VER 1	Soil Surveys	05.02.2016
PDA Development Conditions				
No.	Condition			Timing
General				
1.	Carry Out the Approved Development 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.	Maintain the Approved Development 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
Planning and Design				
3.	Aviation Safety a) Submit to EDQ evidence of: i) approval by the Commonwealth, as per the requirements outlined in the Brisbane Airport letter of approval dated 26 March 2026; and ii) approval of any construction management requirements by the relevant aviation authority/authorities (e.g. in relation to crane height and lighting). b) Undertake all works and maintain the development in accordance with the documentation submitted under part a) of this condition. c) Submit to EDQ evidence of compliance with all requirements specified by the Brisbane Airport Corporation, Air Services Australia, Civil Aviation Safety Authority, and Commonwealth Department.			a) Prior to the commencement of above-ground building works b) During construction and ongoing c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
General		
4.	<p>STEAMM³ Gallery Community Benefit – Compliance Assessment</p> <p>a) Submit to EDQ for Compliance Assessment evidence of:</p> <ul style="list-style-type: none"> i) the duration for which the gallery and communal space will be made available for free public use each year; and ii) the overall period that the gallery will be made available for community use as per item i), with the period being a minimum of ten (10) years. <p>b) Incorporate or reference the requirements of the documentation approved under part a) of this condition into the overall Building Management Statement (BMS) for the development.</p> <p>c) Maintain the development in accordance with the documentation approved under part a) of this condition.</p>	<p>a) Prior to the commencement of above-ground building works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Ongoing for the period approved under part a) of this condition</p>
5.	<p>Publicly Accessible Open Space</p> <p>Maintain the areas identified on the 'Level 1 (Ground) / Site Plan' as un-enclosed open space that can be freely accessed by the general public.</p>	At all times following the commencement of use
6.	<p>Streetscape Works – Compliance Assessment</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.</p> <p>The streetscape works must be designed generally in accordance with the following, as a minimum, unless otherwise agreed to in writing by EDQ:</p> <ul style="list-style-type: none"> i) the approved Landscape Concept Plan; ii) for works within Stanley Street, standards for a Sub-tropical Boulevard In-centre (SB(01)); iii) for works within Trafalgar Street, standards for a Locality Street (Type 3) standard; 	<p>a) Prior to commencement of streetscape works for the relevant stage</p>

³ Science, Technology, Engineering, Art, Mathematics and Music.

PDA Development Conditions		
No.	Condition	Timing
General		
	<p>iv) the <i>Brisbane City Plan 2014 Infrastructure design planning scheme policy</i>, including any relevant provisions of the City Plan referenced by the policy;</p> <p>v) AS1158 – ‘Lighting for Roads and Public Spaces,’ and Council standards;</p> <p>The certified drawings are to include, where relevant:</p> <p>i) footpath treatments;</p> <p>ii) lighting;</p> <p>iii) location and specifications of streetscape furniture;</p> <p>iv) location and size of stormwater treatment devices; and</p> <p>v) street trees and plants, including species, size, location, and irrigation and maintenance systems, generally in accordance with Council’s adopted planting schedules and guidelines.</p> <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 certified by a suitably qualified landscape architect with AILA accreditation.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • EDQ will consult with Brisbane City Council as part of the assessment of material submitted pursuant to this condition. • Also refer to condition 25, in relation to road reserve widening on Stanley Street. 	<p>b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first, for the relevant stage</p>
7.	<p>Landscape Works – Compliance Assessment</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> <p>i) planter depths;</p> <p>ii) soil / media;</p> <p>iii) drainage systems; and</p> <p>iv) maintenance arrangements.</p> <p>b) Install all landscape works in accordance with the documentation approved under part a) of this condition.</p>	<p>a) Prior to the commencement of landscape works for the relevant stage</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
General		
	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.	c) Prior to the commencement of use or BFP endorsement, whichever occurs first
8.	<p>Continuous Awnings – Compliance Assessment</p> <p>a) Submit to EDQ for Compliance Assessment architectural drawings of continuous awnings on the Stanley Street. The drawings are to demonstrate that awnings are designed to:</p> <ul style="list-style-type: none"> i) respond to the placement and design of street trees and street lighting; ii) be of an appropriate width to provide shade and rain protection throughout the year; iii) be an appropriate height to support weather protection for pedestrians, while providing sufficient clearances for any servicing requirements; and iv) incorporate stormwater drainage elements into the architectural design. <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 for the relevant stage</p> <p>b) During construction and ongoing</p>
9.	<p>Glare</p> <p>Submit to EDQ documentation to confirm that all building materials are selected to have a light reflectivity not greater than 20%.</p>	Prior to commencement of building works
Construction Management and Engineering		
10.	<p>Hours of Work – Construction</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
11.	<p>Out of Hours Work – Compliance Assessment</p> <p>Where out of hours work is proposed, submit for Compliance Assessment an out-of-hours work request to EDQ Development Services. The out-of-hours work request must include a duly completed out-of-hours work request form. ⁴</p>	Minimum of 10 business days prior to proposed out of hours work commencement date

⁴ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
General		
12.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval, including for any Contributed Assets, in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
13.	<p>Construction Management Plan</p> <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"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; and v) site management: <ul style="list-style-type: none"> A. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; B. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; C. for safe and functional temporary vehicular access points and frequency of use; D. for the safe and functional loading and unloading of materials including the location of any remote loading sites; E. for the location of materials, structures, plant and equipment; F. of waste generated by construction activities; G. detailing how materials are to be loaded/unloaded; H. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); I. of employee and visitor parking areas; 	<p>a) Prior to commencing work, unless otherwise agreed to in writing by EDQ</p>

PDA Development Conditions		
No.	Condition	Timing
General		
	<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>
14.	<p>Erosion and Sediment Management</p> <p>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:</p> <p>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and</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, unless otherwise agreed to in writing by EDQ</p> <p>b) During construction</p>
15.	<p>Traffic Management Plan</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> <p>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</p> <p>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</p> <p>iii) provision of parking for workers and materials delivery;</p> <p>iv) risk identification, assessment and identification of mitigation measures;</p>	<p>a) Prior to commencing work, unless otherwise agreed to in writing by EDQ</p>

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	<ul style="list-style-type: none"> 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. <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>	b) During construction
16.	<p>Construction Noise Management Plan</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"> 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. <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</p>	<p>a) Prior to commencing work, unless otherwise agreed to in writing by EDQ</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>

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	community relations elements of the CNMP required under part a) of this condition.	
17.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <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 prepare their own pre-and post-construction dilapidation reports, and 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) and b) As required by the relevant asset owner / custodian, with all repairs to be completed prior to commencement of use or BFP endorsement, whichever occurs first</p>
18.	<p>Earthworks</p> <p>a) Submit to EDQ 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>ii) the approved plans and documents</p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans, as required by Condition 14 – Erosion and Sediment Management;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v) provide details of any areas where surplus soils are to be stockpiled;</p> <p>vi) detail protection measures to:</p> <p>A. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</p>	<p>a) Prior to commencing earthworks</p>

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	<p>B. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</p> <p>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <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> <p>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</p> <p>ii) any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
19.	<p>Retaining Walls</p> <p>a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of any retaining walls 1m or greater in height. Retaining walls must be:</p> <p>i) certified to achieve a minimum 50-year design life;</p> <p>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>).</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 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>	<p>a) Prior to commencing works</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
20.	<p>Acid Sulfate Soils Management Plan</p> <p>a) Submit to EDQ an Acid Sulfate Soils (ASS) Investigation Report and Management Plan. The report is to identify potential impacts associated with soil disturbance and demonstrate how those impacts will be appropriately avoided, minimised or managed.</p>	<p>a) Prior to commencement of or during earthworks</p>

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	<p>The ASS Investigation Report and Management Plan is to take into account the Acid Sulfate Management Plan prepared by Soil Surveys, dated 05.02.2016, and be prepared in accordance with:</p> <ul style="list-style-type: none"> i) Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines, Version 5.1 (2024); ii) National acid sulfate soil sampling and identification methods manual and National acid sulfate soils identification and laboratory methods manual, including use of Australian Standard AS 4969 where applicable; and iii) State Planning Policy (SPP) and supporting State Interest Guidelines – Water Quality (as in effect at time of assessment). <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Investigation Report and Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ DS a Validation Report, certified by a suitably qualified environmental or soil scientist, demonstrating that all earthworks and treatment measures have been carried out in accordance with the ASS Management Plan submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
21.	<p>Contaminated Land</p> <p>Where on-site contamination is encountered, submit to EDQ 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"> - For the purpose of this condition a suitably qualified person is defined in the EP Act. - A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement. 	<p>Prior to commencement of building works, unless otherwise agreed to in writing by EDQ</p>
22.	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p>	<p>a) Prior to commencing work</p>

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	<ul style="list-style-type: none"> 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 Australian Groundwater Modelling Guidelines, 2012; 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>; vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other relevant conditions of this approval; and vii) consideration of the outcomes from the Flood Impact Study and any identified mitigation measures as per Condition 34. <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p> <p><i>Note: Should the documentation required under this condition be submitted prior to the approval of the flood impact study required under Condition 34, a re-submission of the GMS may be required, subject to the outcomes of the flood impact study.</i></p>	<p>b) During construction</p>
23.	<p>Shoring</p> <p>a) Submit to EDQ a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) a consideration of the Geotechnical Investigation identified as a supporting document in this PDA Development Permit; ii) confirmation works are designed to meet the following <i>Australian Standards</i>: AS1726 Geotechnical Site Investigation; AS2159 Piling - Design and Installation; 	<p>a) Prior to commencing work</p>

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	<p>AS4678 Earth Retaining Structures;</p> <p>iii) a Geotechnical Investigation Plan and Geotechnical Analysis including:</p> <ul style="list-style-type: none"> A. details on the stratigraphy, groundwater level, excavatability and profiling; B. a table detailing geotechnical design parameters used to undertake detailed design; 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 measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; <p>iv) analysis of groundwater hydrology, including:</p> <ul style="list-style-type: none"> A. considerations of seasonality, tidal effects, possible fractured ground at depth; B. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition; C. temporary decommissioning of basement pumps, all construction phases and the ultimate development; <p>v) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <ul style="list-style-type: none"> A. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; B. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; <p>vi) assessments of construction methodology impacts, including:</p> <ul style="list-style-type: none"> 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); 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 	

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	<p>permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</p> <p>C. design drawings and technical specifications, including any temporary and permanent structures;</p> <p>D. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</p> <p>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 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 ANZG for groundwater quality.</p> <p>vii) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development;</p> <p>viii) consideration of the outcomes from the Flood Impact Study and any identified mitigation measures as per Condition 34.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p> <p><i>Note: Should the documentation required under this condition be submitted prior to the approval of the flood impact study required under Condition 34, a re-submission of the GSDR may be required, subject to the outcomes of the flood impact study.</i></p>	<p>b) During construction</p>
24.	<p>Excavation and Basement Design</p> <p>a) Submit to the EDQ an Excavation and Basement Report, certified by a RPEQ, including:</p> <p>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</p> <p>ii) consistency with:</p> <p>A. Approved plans and documents;</p> <p>B. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</p>	<p>a) Prior to commencing work</p>

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	<p>C. Geotechnical and structural reporting submitted under Condition 23 of this approval;</p> <p>D. the Rock and Ground Anchor Report submitted under Condition 25 of this approval;</p> <p>E. Outcomes of the Flood Impact Study approved under Condition 34.</p> <p>iii) locations of cut and fill, and the character of material;</p> <p>iv) quantity of fill to be deposited;</p> <p>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</p> <p>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</p> <p>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</p> <p>viii) where earthworks disturb contaminated land (as defined under the EP Act) or ASS, evidence of consistency with documents submitted under Conditions 20 and 21 of this approval;</p> <p>ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ; and</p> <p>x) consideration of the outcomes from the Flood Impact Study and any identified mitigation measures as per Condition 34.</p> <p>b) Carry out excavation and basement works in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ RPEQ:</p> <p>i) certification that excavation and basement works have been undertaken in accordance with part b) of this condition; and</p> <p>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> 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. Should the documentation required under this condition be submitted prior to the approval of the flood impact study required under Condition 	<p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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	<i>34, a re-submission of the Excavation and Basement Report may be required, subject to the outcomes of the flood impact study.</i>	
25.	<p>Temporary Rock and Ground Anchors</p> <p>a) Submit to EDQ a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ul style="list-style-type: none"> i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii) where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii) 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: <ul style="list-style-type: none"> 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building; and iv) a consideration of the outcomes from the Flood Impact Study and any identified mitigation measures as per Condition 34. <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 RPEQ:</p> <ul style="list-style-type: none"> i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition; ii) certified 'as-constructed' drawings for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings must include: <ul style="list-style-type: none"> 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); B. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p>

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	<p>C. construction methodology used during installation; and</p> <p>D. surveyed location of the following plotted on the shoring plan and wall sections:</p> <ol style="list-style-type: none"> i. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); ii. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and iii. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. <p>d) Submit to EDQ RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p> <p><i>Note: Should the documentation required under this condition be submitted prior to the approval of the flood impact study required under Condition 34, a re-submission of the TGAR may be required, subject to the outcomes of the flood impact study.</i></p>	<p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
26.	<p>Vehicle Access</p> <p>a) Construct vehicle crossovers:</p> <ol style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. <p>b) Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with parts a) of this condition.</p>	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
27.	<p>Stanley Street Road Reserve Dedication</p> <p>Dedicate as road reserve the area along Stanley St frontage to achieve a 5 metre wide verge measured from the property boundary to the nominal face of the kerb.</p> <p>Remove all improvements and obstructions (fences, gates, letter boxes, garden beds and other constructed items) from the area of dedicated road and reinstate the area as footway in accordance with the Infrastructure Design Planning Scheme Policy of the <i>Brisbane City Plan 2014</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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28.	<p>Metered Car Parking</p> <p>a) Submit to EDQ for Compliance Assessment, Signs and Line marking Drawings prepared and certified by a RPEQ along Trafalgar Street frontage for the development such that there is no net loss in metered parking spaces as a result of the development, unless otherwise approved by EDQ.</p> <p>Where required, liaise with Council's <i>Infrastructure Services Group - On Street Parking Services Unit</i> in relation to the proposed positioning of the metered parking space/s and associated pay stations.</p> <p>b) Carry out the road work, including the sign and line marking, in accordance with the documents approved under part a) of this condition.</p> <p>c) Submit to EDQ as-constructed drawings certified by an RPEQ and any other relevant documentation to demonstrate that the requirements outlined in part a) of this condition have been satisfied.</p> <p><i>Note: The Compliance Assessment application may be referred to Brisbane City Council.</i></p>	<p>a) Prior to commencement of building works for each applicable stage</p> <p>b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
29.	<p>Car Parking</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.</p> <p>b) Submit to EDQ certification from a RPEQ 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>
30.	<p>Bicycle Parking</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 EDQ.</p> <p>All bicycle access paths, including doorways, gates and security cages, are to provide a minimum clear width of</p>	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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	<p>1200mm, consistent with the requirements of <i>AS 2890.3:2015 access aisle requirements</i>.</p> <p>b) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	
31.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
32.	<p>Water Infrastructure Upgrades</p> <p>Where an upgrade is required to the water network infrastructure, submit to EDQ for Compliance Assessment detailed engineering drawings and supporting documents for the design of the infrastructure.</p> <p><i>Note: EDQ will liaise with Urban Utilities as part of the assessment of documentation submitted pursuant to this condition.</i></p>	Prior to commencement of water works
33.	<p>Sewer Relocation and Connection</p> <p>a) Submit to EDQ evidence of an approved sewer relocation application from Urban Utilities, including detailed engineering drawings and supporting documentation to relocate the existing sewer lines traversing the site and the new connection to the sewer reticulation network.</p> <p>Should a temporary solution be required prior to establishing a permanent connection, documentation relating to the temporary connection is to be provided prior to the disturbance of existing sewer infrastructure, and documentation relating to the permanent connection is to be provided prior to the commencement of permanent sewer works.</p> <p>OR</p> <p>Should a permanent relocation be required, without temporary connection arrangements, documentation is to be provided prior to the disturbance of existing sewer infrastructure.</p>	a) As stated in the condition

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	<p>b) Connect the development to the existing or relocated sewer infrastructure as per the endorsed plans under part a) of this condition generally in accordance with Urban Utilities current adopted standards.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
34.	<p>Flood Impact Study and Mitigation Measures – Compliance Assessment</p> <p>a) Submit to EDQ, for Compliance Assessment, a revised Flood Impact Study prepared and certified by a Registered Professional Engineer of Queensland (RPEQ), which addresses the following at a minimum:</p> <ul style="list-style-type: none"> i) Incorporate rainfall inputs based on the latest Brisbane City Council (BCC) specific IFD study (e.g. LIMB) and Australian Rainfall and Runoff 2019 (ARR) Version 4.2 methodology, including consideration of climate change for both the current (baseline) and future scenarios. ii) Model the proposed buildings and structures as obstructions to overland flow. As part of this modelling: <ul style="list-style-type: none"> A. structures that obstruct the flow completely are to be modelled as barriers; B. Manning’s roughness-based approach may be adopted with appropriate values to account for other features such as landscape fencing and car parks, and C. provide justification for the Manning’s roughness ‘n’ values, where proposed. iii) Account for the modelling outcomes relevant to the Severe Storm Assessment, prepared in accordance with Section 7.2.5 of QUDM, ensuring the assessment identifies any external impacts and addresses the prescribed severe storm performance objectives. <p>Where the updated modelling results demonstrate adverse impact on external properties and infrastructure, impacts are to be acknowledged and addressed.</p>	<p>a) Prior to commencement of works, unless otherwise agreed to in writing by EDQ</p>

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	<p>Mitigation measures are to comply with the Flood Overlay Code of the <i>Brisbane City Plan 2014</i> and Section 7.2.4 of QUDM.</p> <p>b) Submit to EDQ for Compliance Assessment detailed drawings and supporting documents based on the revised Flood Impact Study submitted under part a) of this condition, identifying any required mitigation measures and addressing the following, at minimum:</p> <ul style="list-style-type: none"> i) provide any drainage infrastructure and easements identified by the Flood Impact Study submitted under part a), and demonstrate Compliance with the Flood Overlay Code of the <i>Brisbane City Plan 2014</i> (e.g. in relation to under-croft design); ii) confirm or update, if required by the revised Flood Impact Study submitted under part a), the demonstrated flood-free access for the East Tower, consistent with the approved plans and documents; and iii) update, if required, the flood levels for habitable areas, non-habitable areas, basement access, and essential services, in accordance with Brisbane City Plan 2014 requirements. <p>c) Carry out the development in accordance with the documents approved under parts a) and b) of this condition.</p> <p>d) Submit to EDQ a certification from a suitably qualified RPEQ confirming the development has been carried out in accordance with the design documentation submitted under part b) of this condition.</p> <p><i>Note: Subject to the outcomes of this condition, where approved architectural and landscape plans are required to be varied, an amendment application will be required.</i></p>	<p>b) Prior to commencement of works</p> <p>c) During construction</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
35.	Flood Emergency Management Plan	
	<p>a) Submit to EDQ a Flood Emergency Management Plan (FEMP), prepared by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> i) flood-warning triggers and monitoring procedures; ii) roles and responsibilities of building management; iii) safe refuge areas and flood free/ low hazard evacuation routes during a flood event; and 	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

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	<ul style="list-style-type: none"> iv) procedures for lift shutdown, basement isolation, and post-flood recovery. b) Maintain the development in accordance with the FEMP submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) At all times following the commencement of use
36.	Stormwater Connection – Compliance Assessment	
	<ul style="list-style-type: none"> a) Submit to EDQ, for Compliance Assessment, site drainage drawings and engineering calculations, prepared and certified by an RPEQ in accordance with the Stormwater Code and Infrastructure Design Planning Scheme Policy of the <i>Brisbane City Plan 2014</i>, relevant Brisbane Standard Drawings, and QUDM. The drainage drawings are to demonstrate the drainage system collect stormwater run-off from all proposed lots, roofs and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge. b) Carry out the stormwater drainage works and connect the approved development to a lawful point of discharge: <ul style="list-style-type: none"> i) in accordance with the endorsed plans and documents under part a) of this condition; ii) with ‘no-worsening’ to upstream, downstream or adjacent properties for storm events up to 1% Annual Exceedance Probability; and iii) generally in accordance with Council’s current adopted standards. c) Submit to EDQ certification from a RPEQ confirming stormwater drainage works have been constructed generally in accordance with the endorsed plans and documents under part a) of this condition 	<ul style="list-style-type: none"> a) Prior to commencing building works, unless otherwise agreed to in writing by EDQ b) As stated in the condition c) Prior to commencement of use or BFP endorsement, whichever occurs first
37.	Stormwater Management (Quality)	
	<ul style="list-style-type: none"> a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with the approved Stormwater Management Plan, prepared by EDGE consulting reference AU250426 dated 20/10/2025, ensuring any stormwater quality proprietary device is SQIDEP certified. 	<ul style="list-style-type: none"> a) Prior to commencement of stormwater works

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	<ul style="list-style-type: none"> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ certification from a RPEQ confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
38.	Air Quality Impact Assessment and Mitigation Report	
	<ul style="list-style-type: none"> a) Submit to the EDQ an updated Air Quality Impact Assessment and Mitigation Report, prepared and certified by a suitably qualified and experienced person. The report is to be prepared in compliance with the Air Quality Planning Scheme Policy of the <i>Brisbane City Plan 2014</i>. b) Design and construct the development to achieve compliance with the relevant criteria of the Air Quality Impact Assessment and Mitigation Report submitted under part a) of this condition c) Submit to EDQ, certification from a suitably qualified and experienced person that the development complies with the relevant criteria of the Air Quality Impact Assessment and Mitigation report submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing building works, unless otherwise agreed to in writing by EDQ b) As stated in the condition c) Prior to the commencement of the use or BFP endorsement, whichever occurs first
39.	Fuel Burning – Back-up Power	
	<ul style="list-style-type: none"> a) Design and construct all fuel burning plant and equipment in accordance with: <ul style="list-style-type: none"> i) The following: <ul style="list-style-type: none"> A. fuel burning capacity either individually or cumulatively is to be less than 0.1MW; B. except during emergencies, plant and equipment are to be operated for maintenance and / or testing purposes for no more than 60 minutes per month, per piece of equipment; C. any diesel storage is to be less than or equal to the Minor Storage quantities as per <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i>; D. all plant, equipment, and fuel are to be located in an enclosed and bunded room / area; and E. venting is to be provided as per: 	<ul style="list-style-type: none"> a) Prior to the commencement of the use

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General		
	<ul style="list-style-type: none"> - <i>Australian Standard AS1668.2 – The Use of Ventilation and Air Conditioning in Buildings;</i> and - The Air Quality Planning Scheme Policy and PO1 of the Industry Code, contained within the <i>Brisbane City Plan 2014</i>. <p>OR</p> <ul style="list-style-type: none"> ii) An associated development approval relating to this development. 	
	b) Maintain the approved development in accordance with the requirements set out in part a) of this condition.	b) At all times
40.	Acoustic Impact Assessment and Mitigation	
	<ul style="list-style-type: none"> a) Design and construct the development to achieve compliance with the noise criteria of: <ul style="list-style-type: none"> i) <i>Brisbane City Plan 2014, Noise Impact Assessment Planning Scheme Policy;</i> ii) <i>Australian Standard AS2107 "Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors"</i> using the methods set out in <i>Australian Standard AS3671 "Acoustics – Road Traffic Noise Intrusion Building Siting and Construction"</i> by demonstrating that the design for all proposed accommodation units, affected by Road traffic noise achieve the relevant internal maximum design sound levels; and iii) the approved Environmental Noise Assessment report prepared by Colliers dated 17.10.2025. b) Submit to EDQ certification from a suitably qualified and experienced person that the development complies with the noise criteria identified under part a) of this condition. 	<ul style="list-style-type: none"> a) As stated in the condition b) Prior to the commencement of the use or BFP endorsement, whichever occurs first
41.	Wind Impact Assessment Report	
	<ul style="list-style-type: none"> a) Submit an updated pedestrian wind assessment report certified by a suitably qualified person. The report is to demonstrate: 	<ul style="list-style-type: none"> a) Prior to commencing building works, unless otherwise agreed to in writing by EDQ

PDA Development Conditions		
No.	Condition	Timing
General		
	<ul style="list-style-type: none"> i) compliance with AS/NZS 1170.2 (Structural design actions – Wind actions) and recognised pedestrian wind environment guidelines, including the Lawson comfort and safety criteria; ii) application of correct activity criteria to each area (including seating criteria for balconies where seating is the intended use); iii) compliance with the adopted comfort and safety criteria; and iv) where compliance cannot be achieved, appropriate mitigation measures are identified, assessed, and recommended to achieve acceptable wind conditions. <p>b) Design and construct the development in accordance with the recommendations of the wind impact assessment report submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
42.	Electricity <ul style="list-style-type: none"> 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. 	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
43.	Telecommunications and Broadband <ul style="list-style-type: none"> 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, and that the development will be connected to National Broadband Network (NBN) or an equivalent high-speed broadband network provided by a licensed carrier in accordance with the relevant network provider's Design and Build Guidelines. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition. 	<p>a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
44.	Outdoor Lighting <p>Design, construct, and maintain all outdoor lighting on site in accordance with:</p>	<p>Prior to commencement of use or BFP endorsement, whichever</p>

PDA Development Conditions		
No.	Condition	Timing
General		
	<ul style="list-style-type: none"> a) <i>AS/NZS 4282:2023 – Control of the obtrusive effects of outdoor lighting; and</i> b) <i>Australian Standard AS1158 Lighting for Roads and Public Spaces.</i> 	occurs first
45.	Refuse Collection	
	<ul style="list-style-type: none"> a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. The waste collection arrangements are to take into account the Operational Waste Management Plan identified as a supporting document in this PDA Development Permit. b) Implement the refuse collection arrangements submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
46.	Flood-related Easements	
	<ul style="list-style-type: none"> a) Provide easements in favour of Brisbane City Council for any underground drainage, overland flow and / or access that may be required based on: <ul style="list-style-type: none"> i) the outcomes of the Flood Impact Study approved under Condition 34; and ii) any stormwater quantity management or connection requirements to ensure non-worsening of stormwater impacts on upstream, downstream, or adjoining properties or streets. <p>The terms of easements are to be to the satisfaction of Brisbane City Council.</p> b) Provide an easement over 'Basement 1' within the west tower, in favour of the east tower, to provide flood free access in the location shown on the approved plans. c) Connect the access from the east tower to the existing easement within development at 847 Stanley Street (known as 'Silk 1') to provide flood free access for the east tower, as shown on the approved drawing entitled 'Level 1 (Ground) / Site Plan'. d) Submit to EDQ evidence of the registration of the easement documentation mentioned in parts a), b), and c) of this condition, including evidence of Brisbane City Council 	For all parts of this condition, prior to the commencement of the use or registration of a Building Format Plan for the relevant stage, whichever occurs first

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	<p>endorsement of easement terms for part a) of this condition.</p> <p><i>Note: In the event all infrastructure is relocated or removed from an existing easement, that easement can be surrendered.</i></p>	
47.	<p>Easements Over Infrastructure</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>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
Infrastructure Contributions		
48.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Certified construction plans detailing the GFA are to 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 ****