



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2014/635

26 March 2015

Auscom Projects
C/- Mr Ben Lewis
Bartley Burns Pty Ltd
1/1027 Manly Road
TINGALPA QLD 4173

Dear Mr Lewis

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - VISITOR ACCOMMODATION (239 ROOMS), FOOD PREMISES, SHOP AND OFFICE (251M²), AND CARPARK AT 94-96 CAMPBELL STREET AND 7, 7A AND 9-13 WREN STREET, BOWEN HILLS DESCRIBED AS LOTS 24-28 ON RP9941, LOT 22 ON RP155465 AND LOT 21 ON SP275607

On 26 March 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website

<http://www.statedevelopment.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely



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PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	94-96 Campbell Street and 7, 7a and 9-13 Wren Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lots 24-28	RP9941
	Lot 22	RP155465
	Lot 21	SP275607
PDA development application details		
DEV reference number	DEV2014/635	
'Properly made' date	5 January 2015	
Type of application	<input checked="" type="checkbox"/> New development involving:- <input checked="" type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Development permit	
Description of proposal applied for	Visitor Accommodation (239 rooms), Food Premises, Shop and Office (251m ²) and Car Park	

PDA development approval details

Decision of the MEDQ	The MEDQ 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	26 March 2015
Currency period	4 years from the decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Plan, prepared by Thomson Adsett	SD-02, Revision D	23.03.2015
2.	Floor Plan - Ground Level, prepared by Thomson Adsett	SD-03, Revision E	23.03.2015
3.	Floor Plan - Level 1, prepared by Thomson Adsett	SD-04, Revision E	23.03.2015
4.	Floor Plan - Levels 2-3 Typical, prepared by Thomson Adsett	SD-05, Revision E	23.03.2015
5.	Floor Plan - Levels 4-19 Typical, prepared by Thomson Adsett	SD-06, Revision E	23.03.2015
6.	Roof Plan, prepared by Thomson Adsett	SD-07, Revision A	27.02.2015, Amended in red 26/3/2015
7.	Typical Apartment Types, prepared by Thomson Adsett	SD-08, Revision B	23.03.2015
8.	Elevations - Sheet 1, prepared by Thomson Adsett	SD-20, Revision C	27.02.2015
9.	Elevations - Sheet 2, prepared by Thomson Adsett	SD-21, Revision D	17.03.2015
10.	Sections - Sheet 1, prepared by Thomson Adsett	SD-30, Revision C	27.02.2015
11.	Site Plan, prepared by Cottee Parker	SD 1002, Revision C	05.11.14
12.	Floor Plan - Basement 01, prepared by Cottee Parker	SD 2006, Revision B	05.11.14
13.	Floor Plan - Ground Floor, prepared by Cottee Parker	SD 2001, Revision D	05.11.14, Amended in red 26/3/2015
14.	Floor Plan - Level 01, prepared by Cottee Parker	SD 2002, Revision D	05.11.14, Amended in red 26/3/2015
15.	Floor Plan - Levels 02-06 (Typical), prepared by Cottee	SD 2003, Revision E	05.11.14

	Parker		
16.	Floor Plan - Level 07, prepared by Cottee Parker	SD 2004, Revision F	18.03.15
17.	Floor Plan - Roof, prepared by Cottee Parker	SD 2005, Revision D	18.03.15
18.	Elevations, prepared by Cottee Parker	SD 3001 - Revision A	05.11.14
19.	Section A	SD 3101, Revision D	05.11.14
20.	Section B	SD 3102, Revision D	05.11.14
21.	Landscape Design Extent, prepared by Place Design Group	Issue A	October 2014, Amended in red 26/3/2015
22.	Traffic Report, prepared by TTM	13BRT0403	24 March 2015
23.	Site Based Stormwater Management Plan - Quality, prepared by BG Group	C14-016 - Version 1	03/02/2015
24.	Environment Noise Assessment Report, prepared by Sound Matters TTM	14BRA0181 R01_1	20/11/2014

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ 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 the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 40 business days** - EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted - notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 40 business days** from the date of the notice.
 - v. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted - notifies the applicant accordingly.

- vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **10 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means the Department of Environment and Heritage Protection.
5. **DSDIP** means The Department of State Development, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.
10. **QUU** means Queensland Urban Utilities.

PDA Development Conditions

No.	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use
2.	<p>Certification of Operational Works (relocation of bikeway, trunk stormwater and other public services)</p> <p>All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
Architecture and Design		
4.	<p>Window sill treatments</p> <p>Window sills on all ground floor and Shop tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shops on the Ground level is not appropriate.</p>	Prior to approval for building works
5.	<p>Submit External Details</p> <p>Submit to EDQ Development Assessment, DSDIP for approval further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans.</p>	Prior to approval for building work
6.	<p>Compliance Assessment - Detailed Drawings</p> <p>Submit to EDQ Development Assessment, DSDIP for compliance assessment:</p> <ul style="list-style-type: none"> a) drawings detailing the aesthetic treatment of the northern and southern commercial carpark walls; and b) details of the façade screening proposed for the carpark. 	Prior to approval for building works

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<p>7.</p>	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
<p>8.</p>	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

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9.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment DSDIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment DSDIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
10.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
11.	<p>Vehicle Access</p> <p>Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p>	<p>Prior to commencement of use and to be maintained</p>
12.	<p>Car Parking – Commercial car park</p> <p>Provide car parking spaces within the commercial car park, delineated and signed generally in accordance with the</p>	<p>Prior to commencement of use and to be</p>

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	approved plans designed in accordance with <i>AS2890.1 – 2004 - Off Street Car Parking</i>	maintained
13.	<p>Car Parking – Visitor accommodation</p> <p>a) Provide 119 car parking spaces for the visitor accommodation use, within the commercial car park. These car parking spaces are to be delineated and signed for the exclusive use of the visitor accommodation residents.</p> <p>b) Car parking spaces are to be designed in accordance with <i>AS2890.1 – 2004 - Off Street Car Parking</i>.</p>	Prior to commencement of use and to be maintained
14.	<p>Car share Scheme</p> <p>a) Provide 2 publically accessible car park spaces at the ground floor of the commercial car park, for the future use by a registered Car share Scheme. These car parking spaces are to be delineated and signed for the exclusive use of the car share scheme.</p> <p>b) Car parking spaces are to be designed in accordance with <i>AS2890.1 – 2004 - Off Street Car Parking</i>.</p>	Prior to commencement of use and to be maintained
15.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
16.	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
17.	<p>Compliance Assessment – Bikeway</p> <p>a) Submit to EDQ Development Assessment, DSDIP for compliance assessment detailed engineering plans, certified by a RPEQ for the proposed bikeway within the site designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and Council's current adopted standards.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of the bikeway works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

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<p>18.</p>	<p>Compliance Assessment – Relocation of Water, Sewer and Electricity</p> <p>a) Submit to EDQ Development Assessment, DSDIP for compliance assessment a services relocation plan, certified by a RPEQ, for the relocation of the existing water, sewer and electricity services within the site to achieve the minimum horizontal and vertical clearance with the proposed buildings in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the Asset Owner’s adopted standards.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIP ‘as-constructed’ plans, asset register and test results in accordance with Asset Owner’s current adopted standards.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<p>19.</p>	<p>Compliance Assessment – Trunk Stormwater</p> <p>Comply with either a)-c) or d)-f) as follows:</p> <p>a) Submit to EDQ Development Assessment, DSDIP written approval from Council for Building Over or Near Relevant Infrastructure in relation to the trunk stormwater main within the site;</p> <p>b) Construct the works generally in accordance with Building Over Or Near Relevant Infrastructure approval required under part a) of this condition; and</p> <p>c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the Building Over Or Near Relevant Infrastructure approval required under part a) of this condition.</p> <p style="text-align: center;">or</p> <p>d) Submit to EDQ Development Assessment, DSDIP for compliance assessment detailed engineering plans, certified by an RPEQ, for the relocation of the existing trunk stormwater within the site generally in accordance with Council’s current adopted standards;</p> <p>e) Construct the works generally in accordance with the endorsed plans required under part a) of this condition; and</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of works</p> <p>e) Prior to commencement of use</p>

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	f) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.	f) Prior to commencement of use
20.	<p>Compliance Assessment – Stormwater connection</p> <p>a) Submit to EDQ Development Assessment, DSDIP for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater connection designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i> and Council's current adopted standards.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
21.	<p>Stormwater quality</p> <p>a) Submit to EDQ Development Assessment, DSDIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quality and Site Based Stormwater Management Plan – Quality</i> report, dated 03/02/2015, prepared by BG Group Engineers.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p>
22.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained
23.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDIP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	Prior to commencement of site works

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24.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSDIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	Prior to commencement of site works
25.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of site works
26.	<p>Gas</p> <p>Submit to EDQ Development Assessment, DSDIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.</p>	Prior to commencement of site works
27.	<p>Damage and Repairs</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) and other public infrastructure that occurred during any works carried out in association with the approved development.</p>	Prior to commencement of use
Landscape and Environment		
28.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDIP detailed landscape plans, certified by an AILA registered landscape architect, for improvement works within the proposed development generally in accordance with the Campbell St Hotel - Landscape Design Intent, dated Oct 2014, prepared by Place Design Group.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use and to be maintained</p>
29.	<p>Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDIP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets</p>	a) Prior to commencement of works for each stage

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	<p>to be transferred to Council, certified by an AILA registered landscape architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i>.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered landscape architect.</p>	<p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
30.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> i. prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>
31.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ol style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control 	<p>a) Prior to commencement of site works</p>

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	(International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
32.	Refuse Collection Submit to EDQ Development Assessment, DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
33.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the Environmental Noise Assessment report prepared by Sound Matters TTM and dated 20 November 2014.	Prior to commencement of use
34.	Ecologically Sustainable Design Submit to EDQ Development Assessment, DSDIP evidence that: a) A cumulative thermal load (including passive and active) of at least equivalent to an 8.5 star rating (BCA) is achieved for the building and system as a whole, through a combination of a high thermal performance industrialised building system (IBS) and a centralised gas hybrid solar thermal heating, ventilation and air conditioning (HVAC) system. b) The roof-integrated solar photovoltaic thermal (PVT) panels produce heated water for the gas hybrid solar thermal HVAC system with sufficient excess generation electricity to partially offset a minimum of 20% of stationary electrical energy consumption. c) An integrated building management system (BMS) with electrical load flattening (ELF) has been installed. d) The HVAC system has been installed with a high efficiency medical grade HEPA filters for the fresh air intake. e) 1 electric or plug-in hybrid electric vehicle (EV/PHEV) is available for hotel guest transport. f) A Level 2 (mid-tier) charger is installed as the EV charging infrastructure to support the vehicle required under part e) of this condition.	Prior to commencement of use and to be maintained

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	g) 5% of all parking spaces within the commercial carpark have a level 1 (trickle feed) charger point (12 amp power point) installed and marked as electric vehicle charging spaces.	
Surveying, land transfers and easements		
35.	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
36.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) February 2015 indexed to the date of payment.</p>	In accordance with the IFF

STANDARD ADVICE

Please note that in order 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 ****

