



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/630

26 June 2015

Metro Property Development Pty Ltd
C/- Mr Steve Buhmann
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Steve

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (566 UNIT DWELLINGS), BUSINESS, HOME BASED BUSINESS, OFFICE, SALES OFFICE AND DISPLAY HOME, FOOD PREMISES, FAST FOOD PREMISES, SHOP AND INDOOR ENTERTAINMENT (GYM) AT 332-342 WATER STREET AND 62-68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOTS 11 AND 12 ON RP10552, LOT 1 ON RP10553, LOT 13 ON RP18335, LOTS 5, 6 AND 94 ON SP266307 AND PART LOT 93 SP266307, FORMERLY DESCRIBED AS LOTS 5 AND 6 ON RP81335, LOT 1 ON RP10553, LOTS 11 AND 12 ON RP10552, LOT 13 ON RP81335 AND LOT 102 ON SP143465

On 26 June 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 Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/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

Greg Chemello
Deputy Director General – Planning

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dilgp.qld.gov.au
ABN 25 166 523 889

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 11	RP10552
	Lot 12	RP10552
	Lot 1	RP10553
	Lot 13	RP18335
	Lot 5	SP266307
	Lot 6	SP266307
	Lot 94	SP266307
	Part Lot 93	SP266307
PDA development application details		
DEV reference number	DEV2014/630	
'Properly made' date	1 December 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Multiple Residential (566 unit dwellings), Business, Home Based Business, Office, Sales Office and Display Home, Food Premises, Fast Food Premises, Shop and Indoor Entertainment (Gym).	

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 June 2015
Currency period	4 years from 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.	Development Matrix	10.02, Revision C	20.05.15
2.	Site Plan / Project Summary	10.01, Revision E	20.05.15, Amended in red 26.06.2015
3.	Stages 4 & 5 – Basement 2	20.01, Revision G	20.05.15
4.	Stages 4 & 5 – Basement 1	20.02, Revision G	20.05.15
5.	Stages 4 & 5 – Podium 1	20.03, Revision G	20.05.15, Amended in red 26.06.2015
6.	Stages 4 & 5 – Podium 2	20.04, Revision G	20.05.15
7.	Stages 4 & 5 – Level 1	20.05, Revision I	26.06.2015, Amended in red 26.06.2015
8.	Stages 4 & 5 – Level 2	20.06, Revision I	26.06.2015
9.	Stages 4 & 5 – Level 3 (Rec. Deck)	20.07, Revision G	20.05.15
10.	Stages 4 & 5 – Level 4	20.08, Revision G	20.05.15
11.	Stages 4 & 5 – Level 5	20.09, Revision G	20.05.15
12.	Stages 4 & 5 – Level 6	20.10, Revision G	20.05.15
13.	Stages 4 & 5 – Level 7	20.11, Revision G	20.05.15
14.	Stages 4 & 5 – Level 8	20.12, Revision C	20.05.15
15.	Stage 4 – Level 12 (9-14 Typical)	20.16, Revision G	20.05.15
16.	Stage 4 – Level 16 (15-16 Typical)	20.20, Revision A	20.05.15
17.	Stage 4 – Level 18 (17-19 Typical)	20.22, Revision A	20.05.15
18.	Stage 4 – Level 22 (20-23 Typical)	20.26, Revision A	20.05.15

19.	Stage 4 – Level 25 (24-26 Typical)	20.29, Revision A	20.05.15
20.	Stage 4 – Level 28 (27-28 Typical)	20.32, Revision A	20.05.15
21.	Stage 4 – Roof Level	20.33, Revision A	20.05.15, Amended in red 26.06.2015
22.	Stages 4 & 5 – Northern Elevations	30.01, Revision F	20.05.15
23.	Stages 4 & 5 – Eastern Elevations	30.02, Revision F	20.05.15
24.	Stages 4 & 5 – Southern Elevations	30.03, Revision F	20.05.15
25.	Stages 4 & 5 – Western Elevations	30.04, Revision F	20.05.15
26.	Longitudinal Section 1 – Stage 4 Tower	40.01, Revision D	20.05.15
27.	Cross Section – Stage 4 Tower	40.02, Revision D	20.05.15
28.	Stage 4 – Layout Plans – Accessible Units	901.1, Revision C	20.05.15
29.	Cover Sheet	SD-0001, Issue 6	19/05/2015
30.	Development Matrix	SD-0002, Issue 6	19/05/2015
31.	Site Plan	SD-0003, Issue 6	19/05/2015
32.	Basement 2	SD-1027, Issue 6	19/05/2015
33.	Basement 1	SD-1001, Issue 6	19/05/2015
34.	Podium 1	SD-1002, Issue 6	19/05/2015
35.	Podium 2	SD-1003, Issue 6	19/05/2015
36.	Podium 3 / Level 1	SD-1004, Issue 6	19/05/2015
37.	Podium 4 / Level 2	SD-1005, Issue 6	19/05/2015
38.	Level 3	SD-1006, Issue 6	19/05/2015
39.	Level 4	SD-1007, Issue 6	19/05/2015
40.	Level 5	SD-1008, Issue 6	19/05/2015
41.	Level 6	SD-1009, Issue 6	19/05/2015
42.	Level 7	SD-1010, Issue 6	19/05/2015
43.	Level 8	SD-1011, Issue 6	19/05/2015
44.	Level 9	SD-1012, Issue 6	19/05/2015

45.	Level 10	SD-1013, Issue 6	19/05/2015
46.	Level 11	SD-1014, Issue 6	19/05/2015
47.	Level 12	SD-1015, Issue 6	19/05/2015
48.	Level 13	SD-1016, Issue 6	19/05/2015
49.	Level 14	SD-1017, Issue 6	19/05/2015
50.	Level 15	SD-1018, Issue 6	19/05/2015
51.	Level 16	SD-1019, Issue 6	19/05/2015
52.	Level 17	SD-1020, Issue 6	19/05/2015
53.	Level 18	SD-1021, Issue 6	19/05/2015
54.	Level 19	SD-1022, Issue 6	19/05/2015
55.	Level 20	SD-1023, Issue 6	19/05/2015
56.	Level 21	SD-1024, Issue 6	19/05/2015
57.	Level 22	SD-1025, Issue 6	19/05/2015
58.	Level 23 / Roof	SD-1026, Issue 6	19/05/2015, Amended in red 26.06.2015
59.	Lift Overrun	SD-1028, Issue 6	19/05/2015, Amended in red 26.06.2015
60.	South Elevation (Water Street)	SD-2001, Issue 6	19/05/2015
61.	West Elevation (Brunswick Street)	SD-2002, Issue 6	19/05/2015
62.	North Elevation (Stage 4)	SD-2003, Issue 6	19/05/2015
63.	East Elevation (Laneway)	SD-2004, Issue 6	19/05/2015
64.	Section A	SD-3001, Issue 6	19/05/2015
65.	Section C	SD-3003, Issue 6	19/05/2015
66.	Roof Perspectives	SD-3505, Issue 6	19/05/2015, Amended in red 26.06.2015
67.	Unit Types - Studio	SD-4001, Issue 6	19/05/2015
68.	Unit Types – 1 Bed	SD-4002, Issue 6	19/05/2015
69.	Unit Types – 1 Bed	SD-4003, Issue 6	19/05/2015
70.	Unit Types – 2 Bed	SD-4004, Issue 6	19/05/2015
71.	Unit Types – 2 Bed	SD-4005, Issue 6	19/05/2015
72.	Unit Types – 2 Bed	SD-4006, Issue 6	19/05/2015
73.	Accessible Housing	SD-4007, Issue 6	19/05/2015
74.	GFA Summary 02	SD-5002, Issue 6	19/05/2015
75.	GFA Summary 03	SD-5003, Issue 6	19/05/2015

76.	GFA Summary 04	SD-5004, Issue 6	19/05/2015
77.	Proposed Staging Diagrams	FD-003, Revision A	19.06.15
78.	Proposed Staging Diagrams	FD-005, Revision A	19.06.15
79.	Open Space Plan	FD-211, Revision A	19.06.15, Amended in red 26.06.2015
80.	Open Space Plan	FD-212, Revision A	19.06.15
81.	Landscape Design Intent Phase 2, Water + Brunswick Street	Issue D	May 2015, Amended in red 26.06.2015
82.	Public Realm Report		20/05/15, Amended in red 26.06.2015
83.	Central Village Phase 2 Stage 4 Balcony Report, prepared by bureau^proberts	Rev C	20/05/2015
84.	Project Waters Stage 6 Balcony Report, prepared by Deicke Richards	Issue B	19/05/2015
85.	DA – Superior Design Outcomes Report, prepared by EMF Griffiths	S214665, Issue I	June 19, 2015
86.	Traffic Engineering Report, prepared by TTM	13BRT0407, Revision 4	4 June 2015
87.	Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley, drawing No. RPN677 prepared by Brisbane City Council	RPN677, Issue A	6/7/12
88.	Central Village Phase 2, Stages 4, 5 & 6: Parking Staging & Summary, prepared by bureau^proberts		20/05/15
89.	Acoustic Report for DA Central Village Stages 4, 5 & 6	0020 R01 3	07/04/15
90.	Concept Civil Servicing Layout Plan	B14320-CSK01, Revision C	25-03-15
91.	Stormwater Management Plan	B14320CR001	25/03/15
92.	Central Village Phase 2 – Flood Assessment	J11078/R4/v2	21/11/14
93.	Waste Management Plan	S214681, Issue 2	20/05/15

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, DILGP 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, DILGP 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 20 business days** – EDQ Development Assessment, DILGP 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, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP 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, DILGP is not satisfied that compliance has been achieved within **20 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, DILGP 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. **DILGP** means The Department of Infrastructure, Local Government 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.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
4.	Community Management Statement Any Community Management Statement for the development must include the following requirements: a) All areas where the public will have 24 hours access as identified on the approved Open Space Plan, FD-211, Revision A, dated 19.06.15, amended in red 26.06.2015 shall form part of the common property and must allow unimpeded access to the public 24 hours a day, 7 days a week. These areas must not be designated for the exclusive use of any unit and / or use. These areas must be maintained at all times in accordance with the stamped approved plans by the Body Corporate; b) Maintain way-finding signage to the publically accessible areas of the site as identified on the approved Open Space Plan, FD-211, Revision A, dated 19.06.15, amended in red 26.06.2015; c) Ensure evidence of adequate public liability insurance; d) Ensure the provision on-site for 29 visitor parking spaces remains available for use by all bona-fide visitors, guests or invitees of the site's tenants;	Prior to Building Format Plan endorsement for each stage

	e) Delineate and sign six (6) car share spaces to be provided at Podium 1 level and accessible for use at all times; f) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to, or clearly visible from, the vehicle entrance to the site; g) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance; h) Maintain all areas, including the collection of refuse, repair of infrastructure, reinstatement of damaged infrastructure etc; and i) Access for service authorities to enter the site to undertake all necessary work.	
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: 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. 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.	a) Prior to commencement of site works for each stage b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3	a) Prior to commencement of site works for each stage

	qualification or higher. The TMP must include the following: 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). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 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.	a) Prior to commencement of site works b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: 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;	a) Prior to commencement of site works

	iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out generally in 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.	b) Prior to commencement of use c) Prior to commencement of use
9.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
10.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans and the following approved document: i. Traffic Engineering Report, 13BRT0407, revision 4, dated 4 June 2015 b) Car parking spaces are to be designed in accordance with AS2890 – <i>Parking Facilities</i>. c) On completion, submit to EDQ Development Assessment, DILGP written evidence from a RPEQ demonstrating that the constructed works comply with the parts a) and b) of this condition.	Prior to commencement of use for each stage and to be maintained
11.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans and the following approved document: i. Traffic Engineering Report, 13BRT0407, revision 4, dated 4 June 2015 b) Bicycle parking spaces are to be designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i>. c) On completion, submit to EDQ Development Assessment, DILGP written evidence from a RPEQ	Prior to commencement of use for each stage and to be maintained

	demonstrating that the constructed works comply with the parts a) and b) of this condition.	
12.	Compliance Assessment – Laneway a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed drawings certified by an AILA Landscape Architect, illustrating the laneway (identified on page 11 of Landscape Design Intent, issue D) generally in accordance with page 11 of approved Landscape Design Intent, issue D, dated May 2015, Amended in red 26.06.2015. The plans are to detail the following: i. Shared pedestrian and vehicle areas; ii. Levels and grades; iii. Location and type of lighting; iv. Way finding signage where the laneway meets Water Street; v. Finishes, treatments and landscaping; and vi. Bicycle parking spaces. b) Submit to EDQ Development Assessment, DILGP for compliance assessment, engineering design / construction drawings, certified by a RPEQ, for the laneway generally in accordance with approved Traffic Engineering Report, 13BRT0407, revision 4, dated 4 June 2015. The plans are to detail the following: i. Shared pedestrian and vehicle areas; and ii. Traffic devices. c) Construct the works in accordance with the endorsed plans required by parts a) and b) of this condition. d) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA Landscape Architect and a RPEQ to demonstrate that the constructed works comply with the certified plans required by parts a) and b) of this condition.	a) Prior to commencement of building works b) Prior to commencement of building works c) Prior to Building Format Plan endorsement for each stage, Certificate of Classification and / or the commencement of use, whichever is the earlier d) Prior to Building Format Plan endorsement for each stage, Certificate of Classification and / or the commencement of use, whichever is the earlier
13.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use

14.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards. Advice Note <i>At the time of this approval, the downstream sewerage network did not have sufficient capacity to service the development. A trunk sewer augmentation from St Pauls Terrace to Ann Street is expected to be constructed by others and completed by the end of 2016. When completed, this trunk sewer augmentation will provide sufficient capacity to service the development. Where the commencement of use is prior to the completion of the Ann Street connection sewer works, and subject to QUUs approval, EDQ provides in principle support for a temporary solution such as an on-site storage tank and off-peak pump out system. Offsets may be available to cover the reasonable costs of the temporary solution.</i>	Prior to commencement of use
15.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.	Prior to commencement of use
16.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP 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</i> and the following documents: i. Stormwater Management Plan, Ref. No. B14320CR001 prepared by Lambert & Rehbein and dated 25 March 2015 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide written evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained c) Prior to commencement of use

17.	Outdoor Lighting 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> .	Prior to commencement of use and to be maintained
18.	Electricity Submit to EDQ Development Assessment, DILGP either: 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 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.	Prior to commencement of use
19.	Telecommunications Submit to EDQ Development Assessment, DILGP 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.	Prior to commencement of use
20.	Broadband Submit to EDQ Development Assessment, DILGP 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.	Prior to commencement of use
21.	Gas If required, submit to EDQ Development Assessment, DILGP 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.	Prior to commencement of use
22.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from	Prior to commencement of use

	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.	
23.	Flooding Submit a survey plan that demonstrates minimum development levels have been met in accordance with the adopted floor levels specified in the approved Central Village Phase 2 Flood Assessment report, prepared by Cardno and dated 21 November 2014.	Prior to Building Format Plan endorsement for each stage
Landscape and Environment		
24.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans: i. Landscape Design Intent Phase 2, Water + Brunswick Street, Issue D, dated May 2015, prepared by Place Design Group b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use for each stage and to be maintained
25.	Compliance Assessment – Public Streetscape Improvements a) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed landscape plans for all proposed public streetscape works, certified by an AILA Landscape Architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i> . Where applicable, the detailed streetscape plans are to include: i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. location and type of street lighting in accordance with Australian Standard AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; iii. footpath treatments; iv. location and types of streetscape furniture; v. location and size of stormwater treatment devices;	a) Prior to commencement of streetscape works

	vi. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines; and vii. reflect the ultimate Brunswick Street alignment. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register, in a format acceptable to Council, certified by an AILA registered landscape architect. d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DILGP that planting is satisfactory.	b) Prior to commencement of use c) Prior to commencement of use of the first stage d) As indicated
26.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
27.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
28.	Acoustic treatments a) Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document : i. Acoustic Report for DA Central Village Stages 4, 5 & 6, prepared by Paradigm 42, dated 7 April 2015. b) Submit to EDQ Development Assessment, DILGP written evidence from a suitably qualified professional that the works comply with part a) of this condition.	Prior to commencement of use

29.	Ecologically Sustainable Design a) Construct the development generally in accordance with the approved DA – Superior Design Outcomes Report, S214665 Issue 1, dated 19 June 2015, prepared by EMF Griffiths. Specifically, the development is required to be constructed to deliver the performance requirements and standards for buildings, fixtures and fixed applicants as set out in the 'Strategy' column of sections 2.1-2.5 of the approved report, regardless of the wording varying between "required, targeted or recommended". b) Submit to EDQ Development Assessment, DILGP written evidence from a suitably qualified sustainability professional that the development complies with part a) of this condition.	a) Prior to Building Format Plan endorsement b) Prior to Building Format Plan endorsement
Surveying, land transfers and easements		
30.	Easements over Infrastructure 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. 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.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
31.	Road Dedication – Brunswick Street Provide road dedication along the western boundary to allow for future widening of Brunswick Street including Water Street truncation at no cost to the MEDQ or Brisbane City Council, in accordance with the approved plans and documents and: i. Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley, drawing No. RPN677 prepared by Brisbane City Council and dated 6/7/12.	Prior to Building Format Plan endorsement of the first stage
32.	Road Dedication – Water Street Provide road dedication along the southern property boundary for the widening of the footpath on the north side of Water Street, at no cost to the MEDQ or Brisbane City Council, in accordance with the approved plans and documents and: i. Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley, drawing No. RPN677 prepared by Brisbane City Council and dated	Prior to Building Format Plan endorsement of the first stage

36.	Compliance Assessment – History Wall a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed drawings of the history wall proposed along the laneway as indicated on approved plan Stages 4 & 5 Level 1, 20.05, Revision H, dated 11.06.15, Amended in red 26.06.2015 prepared by Bureau^Proberts. b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.	a) Prior to Building Format Plan endorsement b) Prior to commencement of use
37.	Compliance Assessment – Podium Screening a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed drawings of the screening proposed at podium levels of all buildings. The plans are to demonstrate the following: i. Residential privacy; ii. Casual surveillance; and iii. Natural light. b) Construct the works in accordance with the endorsed plans required by part a) of this condition.	a) Prior to commencement of building works for the relevant stage b) Prior to commencement of use
38.	Compliance Assessment – Roof Screening a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed drawings of the roof screening proposed on all buildings. The plans are to demonstrate that all externally mounted air conditioning or mechanical plant is not visible and is appropriately screened. b) Construct the works in accordance with the endorsed plans required by part a) of this condition.	a) Prior to commencement of building works for the relevant stage b) Prior to commencement of use
39.	Compliance Assessment – External materials and colours a) Submit to EDQ Development Assessment, DILGP for compliance assessment, drawings illustrating the facades, external materials, colours and finishes of all buildings, generally in accordance with the approved plans. b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.	a) Prior to commencement of building works for the relevant stage b) Prior to commencement of use

Affordable and Accessible Housing																													
40.	Affordable Housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 28 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i>.	Prior to commencement of use																											
41.	Accessible Housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 57 accessible units, generally in accordance with the approved plans Stage 4 – Layout Plans – Accessible Units, 901.1, Revision C, dated 20.05.15 and Accessible Housing, SD-4007, Issue 6, dated 19/05/2015.	Prior to commencement of use																											
Infrastructure Charges																													
42.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Funding Framework</i> February 2015 (The Framework). The current applicable general infrastructure charge is: <table border="1"> <thead> <tr> <th colspan="3">Stage 4 & 5 General Infrastructure</th></tr> </thead> <tbody> <tr> <td>246 Small units @ 0 - <60m² GFA</td><td>\$12,944/ unit</td><td>\$3,184,224</td></tr> <tr> <td>124 Medium units @ 60-100m² GFA</td><td>\$18,069/ unit</td><td>\$2,240,556</td></tr> <tr> <td>404m² Non residential</td><td>\$15,505/100m² GFA</td><td>\$77,525</td></tr> <tr> <td>Stage 4 & 5 TOTAL</td><td></td><td>\$5,502,305</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="3">Stage 6 General Infrastructure</th></tr> </thead> <tbody> <tr> <td>127 Small units @ 0 - <60m² GFA</td><td>\$12,944/ unit</td><td>\$1,643,888</td></tr> <tr> <td>69 Medium units @ 60-100m² GFA</td><td>\$18,069/ unit</td><td>\$1,246,761</td></tr> <tr> <td>Stage 6 TOTAL</td><td></td><td>\$2,890,649</td></tr> </tbody> </table>	Stage 4 & 5 General Infrastructure			246 Small units @ 0 - <60m ² GFA	\$12,944/ unit	\$3,184,224	124 Medium units @ 60-100m ² GFA	\$18,069/ unit	\$2,240,556	404m ² Non residential	\$15,505/100m ² GFA	\$77,525	Stage 4 & 5 TOTAL		\$5,502,305	Stage 6 General Infrastructure			127 Small units @ 0 - <60m ² GFA	\$12,944/ unit	\$1,643,888	69 Medium units @ 60-100m ² GFA	\$18,069/ unit	\$1,246,761	Stage 6 TOTAL		\$2,890,649	Prior to Building Format Plan endorsement for the relevant stage
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The current applicable value uplift charge is:		
373 Small units @ 0 - <60m ² GFA	\$12,451/ unit	\$4,644,223
193 Medium units @ 60-100m ² GFA	\$18,678/ unit	\$3,604,854
Total Value Uplift		\$8,249,077
Grand Total		\$16,642,031
<i>* Note – For residential development, credits are available for up to 50% of the value uplift charge for achieving affordable housing.</i> <i>For commercial or retail development, credits are available for up to 50% of the value uplift charge for delivering ESD outcomes.</i> <i>A value uplift credit for affordable housing and ESD will not be provided where affordable housing and ESD is provided as part of a Superior Design Outcome. Further information is available on request.</i> <i>* Note - Infrastructure charges are updated in the IFF at the beginning of each financial year and are indexed in accordance with the annual rate of the 3 year rolling average of the movement of the Road and Bridge Construction Index (Queensland). Indexation is calculated from that March which is three (3) years prior to the current year, to March of the current year.</i>		

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 ****

