



Queensland
Government

Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/663

14 August 2015

Cromwell Property Securities Ltd
ATF Terrace Office Park Planner
C/- Mr Will Pearce
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Mr Pearce

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 (521 DWELLING UNITS), BUSINESS, FOOD PREMISES, INDOOR ENTERTAINMENT (GYM), MEDICAL CENTRE, OFFICE AND SHOP AT 527 GREGORY TERRACE, FORTITUDE VALLEY DESCRIBED AS LOT 22 ON RP202547

On 14 August 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://www.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 Tom Barker on 3452 7440.

Yours sincerely



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Deputy Director-General Planning Group

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	527 Gregory Terrace, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 22	RP202547
PDA development application details		
DEV reference number	DEV2015/663	
'Properly made' date	18 March 2015	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Multiple Residential (521 Dwelling Units), Business, Food Premises, Indoor Entertainment (Gym), Medical Centre, Office and Shop	

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	14 August 2015
Currency period	8 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 Summary	3253_DA_4_E	21 July 2015
2.	Staging One	3253_DA_13_E	21 July 2015
3.	Staging Two	3253_DA_14_E	21 July 2015
4.	Brunswick Street Frontage	3253_DA_20_E	21 July 2015
5.	Pedestrian Covered Walkway	3253_DA_24_E	21 July 2015
6.	Private Resident Amenity	3253_DA_26_E	21 July 2015
7.	Accessibility	3253_DA_29_E	21 July 2015
8.	Bicycle Parking	3253_DA_30_E	21 July 2015
9.	Plans – Basement 2, 3 and 4	3253_DA_31_E	21 July 2015
10.	Plans – Basement 1	3253_DA_32_E	21 July 2015
11.	Plans – Ground	3253_DA_33_E	21 July 2015 (As Amended in Red 13 August 2015)
12.	Plans – Level 1	3253_DA_34_E	21 July 2015
13.	Plans – Level 2	3253_DA_35_E	21 July 2015
14.	Plans – Level 3	3253_DA_36_E	21 July 2015
15.	Plans – Level 4	3253_DA_37_E	21 July 2015
16.	Plans – Typical Level (Level 5 to 9 – Level 12 – 20)	3253_DA_38_E	21 July 2015 (As Amended in Red 13 August 2015)
17.	Plans – Level 10	3253_DA_39_E	21 July 2015
18.	Plans – Level 11	3253_DA_40_E	21 July 2015
19.	Plans – Level 21–24	3253_DA_41_E	21 July 2015
20.	Plans – Level 25	3253_DA_72_F	13 August 2015 (As Amended in Red 13 August 2015)

21.	Plans – Level 26–29	3253_DA_42_E	21 July 2015 (As Amended in Red 13 August 2015)
22.	Plans – Level 30	3253_DA_73_F	13 August 2015
23.	Plans – Roof	3253_DA_43_E	21 July 2015 (As Amended in Red 13 August 2015)
24.	Elevation One – North – Gregory Terrace	3253_DA_44_F	13 August 2015
25.	Elevation Two – West – Brunswick Street	3253_DA_45_F	13 August 2015
26.	Elevation Three – South	3253_DA_46_F	13 August 2015
27.	Elevation Four – East	3253_DA_47_F	13 August 2015
28.	Overall Section	3253_DA_48_E	21 July 2015 (As Amended in Red 13 August 2015)
29.	Facade Sections – Stage One – East	3253_DA_49_E	21 July 2015
30.	Facade Sections – Stage One – West	3253_DA_50_E	21 July 2015
31.	Facade Sections – Stage One – North-West Corner	3253_DA_51_E	21 July 2015
32.	Facade Sections – Stage One – Podium	3253_DA_52_E	21 July 2015
33.	Facade Sections – Stage Two – East	3253_DA_53_E	21 July 2015
34.	Facade Sections – Stage Two – West	3253_DA_54_E	21 July 2015
35.	Facade Sections – Stage Two – South-West Corner	3253_DA_55_E	21 July 2015
36.	Facade Sections – Stage Two – Podium	3253_DA_56_E	21 July 2015
37.	Facade Sections – Stage 2 – Southern Façade	3253_DA_57_E	21 July 2015
38.	GFA Plans	3253_DA_67_E	21 July 2015
39.	Publicly Accessible Public Open Space	3253_DA_71_E	21 July 2015 (As Amended in Red 13 August 2015)
40.	Concept Design – Proposed Roadworks – Brunswick St – Fortitude Valley, prepared by Brisbane City Council – Brisbane	RPN677, Issue C	12-11-2014

	Infrastructure		
41.	Mixed Use Development, 527 Gregory Tce, Fortitude Valley, Traffic Engineering Report, prepared by TTM	14BRT0599rep1, Revision 2	12/03/2015
42.	Noise Impact Assessment, Proposed Mixed Use Development, 527 Gregory Terrace, Fortitude Valley, prepared by MWA Environmental	14-154	12.03.15
43.	Proposed Residential Development, 527 Gregory Terrace, Spring Hill, prepared by Terrain	141001, Issue B	January 2014
44.	Heritage Impact Statement, prepared by Urbis	BA3532, Final	March 2015
45.	Sustainable Design Initiatives, Short Form Report, prepared by Energy Concepts Group	4219-002(C), Revision C	12 March 2015

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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **DEHP** means The Department of Environment and Heritage Protection.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities.
10. **RPEQ** means Registered Professional Engineer of Queensland.

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</p> <p>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>.</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
4.	<p>Community Management Statement</p> <p>Any Community Management Statement for the development must include the following requirements:</p> <ul style="list-style-type: none"> a) All areas where the public will have 24 hours access, as identified on the approved Publicly Accessible Public Open Space, 3253_DA_71_E, dated 21 July 2015 (As Amended in Red 13 August 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 are to be maintained by the Body Corporate at all times in accordance with the approved plans; b) At completion, the “interim park” is to be publicly accessible 24 hours a day, 7 days a week until such time it is decommissioned for Stage 2 construction commences; c) Maintain way-finding signage for all publicly accessible areas of the site in accordance with the endorsed documents pursuant to Condition 25; d) Maintain all communal private areas that are for the exclusive use of residents (recreation deck/s and club 	Prior to Building Format Plan endorsement for each stage

	<p>room/s);</p> <ul style="list-style-type: none"> e) Ensure evidence of adequate public liability insurance; f) Ensure the provision on-site for 27 residential visitor parking spaces remains available for use by all bona-fide visitors, guests or invitees of the site's residents; g) Allocate exclusive use of car parking spaces for both retail and commercial tenancies and maintain appropriate signage for car parking, stairs and lift access to retail and commercial tenancies; h) 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; i) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance; j) Maintain all areas, including the collection of refuse, repair of infrastructure, reinstatement of damaged infrastructure etc.; and k) Access for service authorities to enter the site to undertake all necessary work. 	
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Engineering

<p>5.</p>	<p>Construction Management Plan</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: <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. 	<ul style="list-style-type: none"> a) Prior to commencement of site works for each stage
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	<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>b) At all times during construction</p>
6.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP 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> <ol 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 of parking for workers 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 for each stage</p> <p>b) At all times during construction</p>
7.	<p>Erosion and Sediment Management</p> <p>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:</p> <ol style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

8.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DILGP 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, 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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
9.	<p>Filling and Excavation</p> <p>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></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, 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.</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>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP 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 State Planning Policy, July 2014 (as amended from time to time) and relevant guidelines; and 	<p>a) Prior to commencement of or during site works</p>

	<p>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>b) 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's adopted standards.</p>	<p>Prior to commencement of use and to be maintained</p>
12.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans.</p> <p>b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i>.</p> <p>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.</p>	<p>Prior to commencement of use for Stage 1 and to be maintained</p>
13.	<p>Bicycle Parking</p> <p>a) Provide 655 bicycle parking spaces delineated and signed generally in accordance with the following approved plan:</p> <ul style="list-style-type: none"> • Bicycle Parking, 3253_DA_30_E, Revision E, dated 21 July 2015, prepared by NettletonTribe <p>b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.</p> <p>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.</p>	<p>Prior to commencement of use for Stage 1</p>
14.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use</p>

15.	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p> <p>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.</i> <i>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></p>	Prior to commencement of use
16.	<p>Compliance Assessment – Stormwater quantity</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment an updated Stormwater Management Plan, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. The updated Stormwater Management Plan shall include the following:</p> <ul style="list-style-type: none"> i. Concept design of the proposed stormwater network extension to service the site, including downstream property owner permission as required; ii. Detailed assessment of the capacity of the receiving network, including concept design of any augmentations required; iii. Overland flow runoff directed to road reserve; iv. Provision of on-site stormwater detention to meet 'no-worsening' condition to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP). <p>b) Submit to EDQ Development Assessment, DILGP detailed stormwater design plans, certified by a RPEQ, generally in accordance with the endorsed Site Based Stormwater Management Plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, including an asset register,</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of building works</p> <p>c) Prior to commencement of use of Stage 1</p> <p>d) Prior to commencement of use of Stage 1</p>

	<p>certified by a RPEQ, in a format acceptable to the Council.</p> <p>Advice Note <i>The preliminary site base stormwater management plan submitted with the development application calculates the required detention volume based on a 71% fraction impervious for the developed site. As the proposal has a basement built up to the boundary, 100% fraction impervious shall be used for the calculation of the detention volume.</i></p>	
17.	<p>Stormwater quality</p> <p>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>.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p> <p>c) Prior to commencement of use</p>
18.	<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>	<p>Prior to commencement of use and to be maintained</p>
19.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DILGP 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>	<p>Prior to commencement of use for the relevant stage</p>

20.	<p>Telecommunications</p> <p>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.</p>	Prior to commencement of use for the relevant stage
21.	<p>Broadband</p> <p>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.</p>	Prior to commencement of use for the relevant stage
22.	<p>Gas</p> <p>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.</p>	Prior to commencement of use for the relevant stage
23.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to commencement of use for the relevant stage

Landscape and Environment		
24.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA registered Landscape Architect, for improvement works within the proposed development generally in accordance with the following approved document:</p> <ul style="list-style-type: none"> • Proposed Residential Development 527 Gregory Terrace, Spring Hill, Job No. 141001, Issue B, dated January 2014, prepared by Terrain <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 for each stage and to be maintained</p>
25.	<p>Compliance Assessment – Way-finding Signage</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment, a signage strategy for publicly accessible spaces to assist pedestrian navigation through the site, in particular access to heritage buildings on adjoining sites.</p> <p>b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p>
26.	<p>Compliance Assessment – Public Realm</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed plans certified by an AILA registered Landscape Architect, illustrating the landscaping for the publicly accessible public open space, generally in accordance with approved Proposed Residential Development 527 Gregory Terrace, Spring Hill, Job No. 141001, Issue B, dated January 2014, prepared by Terrain. The drawings are to detail the following:</p> <ul style="list-style-type: none"> • The staging plans for the delivery of the “publicly accessible public open space”; • Ultimate landscaping interface with the adjoining site to the south; • Bicycle parking spaces; • Any necessary retaining structures; • Location and type of lighting; • Levels and grades; • Finishes, treatments and landscaping; and • All “publicly accessible public open spaces” are to 	<p>a) Prior to commencement of building works</p>

	<p>be designed to cater for disabled persons in accordance with "Australia Standard AS1428.1".</p> <p>b) Construct the works in accordance with the endorsed plans required by part a) of this condition.</p> <p>c) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA registered Landscape Architect to demonstrate that the constructed works comply with the certified plans required by parts a) and b) of this condition.</p>	<p>b) Prior to commencement of use of the relevant stage</p> <p>c) Prior to commencement of use of the relevant stage</p>
27.	<p>Compliance Assessment – Interim Park</p> <p>a) Unless otherwise agreed to in writing by the MEDQ, submit to EDQ Development Assessment, DILGP for compliance assessment, detailed plans certified by an AILA registered Landscape Architect, illustrating the proposed landscaping for the temporary park generally in accordance with approved Staging One, 3252_DA_13_E, Issue E, dated 21 July 2015, prepared by NettletonTribe. The temporary park will comprise the Stage 2 building envelope. The drawings are to detail the following:</p> <ul style="list-style-type: none"> • Location and type of lighting; • Levels and grades; and • Finishes, treatments and landscaping. <p>b) Unless otherwise agreed to in writing by the MEDQ, construct the works in accordance with the endorsed plans required by part a) of this condition.</p> <p>c) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA registered Landscape Architect demonstrating that the constructed works comply with the certified plans required by parts a) and b) of this condition.</p> <p>d) Provide ongoing maintenance to the temporary park until such time that it is decommissioned for the commencement of building work for Stage 2.</p>	<p>a) Prior to commencement of building works for Stage 1</p> <p>b) Prior to commencement of use for Stage 1 or endorsement of a Building Format Plan for Stage 1, whichever occurs first</p> <p>c) Prior to survey plan endorsement or commencement of use of Stage 1, whichever is the earlier</p> <p>d) As indicated</p>
28.	<p>Compliance Assessment – Public Streetscape Improvements</p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed landscape</p>	<p>a) Prior to commencement of streetscape works</p>

	<p>plans for all proposed public streetscape works, 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>Where applicable, the detailed streetscape plans are to include:</p> <ol style="list-style-type: none"> 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; 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. <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, DILGP ‘As Constructed’ plans and asset register, in a format acceptable to Council, certified by an AILA registered landscape architect.</p> <p>d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DILGP that planting is satisfactory.</p>	<p>b) Prior to survey plan endorsement or commencement of use, whichever is the earlier</p> <p>c) Prior to commencement of use for Stage 1</p> <p>d) As indicated</p>
29.	<p>Recreation Decks</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed plans certified by an AILA registered Landscape Architect, illustrating the recreation decks for Stages 1 and 2, generally in accordance with following approved plans:</p> <ul style="list-style-type: none"> • Proposed Residential Development 527 Gregory Terrace, Spring Hill, Job No. 141001, Issue B, dated January 2014, prepared by Terrain; • Plans – Level 3, 3252_DA_36_E, dated 21 July 2015, prepared by NettletonTribe; • Plans – Level 10, 3252_DA_39_E, dated 21 July 2015, 	<p>a) Prior to commencement of building works for the relevant stage</p>

	<p>prepared by NettletonTribe.</p> <p>The drawings are to detail the following:</p> <ul style="list-style-type: none"> • Location and type of lighting; • Levels and grades; and • Finishes, treatments and landscaping. <p>b) Construct the works in accordance with the endorsed plans required by part a) of this condition.</p> <p>c) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA registered Landscape Architect to demonstrate that the constructed works comply with the certified plans required by parts a) and b) of this condition.</p>	<p>b) Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first</p> <p>c) Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first</p>
30.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>
31.	<p>Acoustic treatments</p> <p>a) Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document :</p> <ul style="list-style-type: none"> • Noise Impact Assessment, Proposed Mixed Use development 527 Gregory Terrace, Fortitude Valley, prepared by MWA Environment, 14-154, dated 12.03.2015 <p>b) Submit to EDQ Development Assessment, DILGP written evidence from a suitably qualified professional that the works comply with part a) of this condition.</p>	<p>Prior to commencement of use for the relevant stage</p>
Architecture and Design		
32.	<p>Window sill treatments</p> <p>Window sills on all ground floor retail or commercial tenancies are to be within 0-300mm above the corresponding footpath level. The use of reflective glass for all tenancies on the Ground level is not appropriate.</p>	<p>Prior to commencement of use for the relevant stage</p>

33.	<p>Balconies less than 9m²</p> <p>a) Where balconies have an area of less than 9m², submit to EDQ Development Assessment, DILGP revised plans illustrating full-width stacking doors.</p> <p>b) Submit to EDQ Development Assessment, DILGP as-constructed plans demonstrating this has been delivered.</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first</p>
34.	<p>Compliance Assessment – Podium Screening</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed drawings of the proposed screening for commercial tenancies in Stage 2 and residential dwellings at podium level in Stage 1.</p> <p>The plans are to demonstrate the following:</p> <ul style="list-style-type: none"> i. Privacy of Stage 1 residents and adjoining residences to the south; ii. Casual surveillance of public realm; and iii. Natural light. <p>b) Construct the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of building works for the relevant stage</p> <p>b) Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first</p>
35.	<p>Compliance Assessment – Roof Screening</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed drawings of the roof screening proposed on both buildings. The plans are to demonstrate that all externally mounted air conditioning or mechanical plant is not visible and is appropriately screened.</p> <p>b) Construct the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of building works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>

36.	<p>Compliance Assessment – External Materials and Colours</p> <p>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.</p> <p>b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of building works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>
Surveying, land transfers and easements		
37.	<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. 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>	<p>Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p>
38.	<p>Road Dedication – Brunswick Street</p> <p>Provide road dedication along the western boundary of the subject site to allow for future widening of Brunswick Street, including the Gregory Terrace truncation, at no cost to the MEDQ or Brisbane City Council, in accordance with the approved plans and documents and:</p> <ul style="list-style-type: none"> • Concept Design Proposed Roadworks Brunswick St – Fortitude Valley, Drawing Number RPN677 Rev C, prepared by Brisbane City Council, dated 12-11-14. 	<p>Prior to Building Format Plan endorsement of the first stage</p>
Affordable and Accessible Housing		
39.	<p>Affordable Housing</p> <p>Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 16 affordable units in Stage 1 and 11 affordable units in Stage 2 in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i>.</p>	<p>Prior to commencement of use for the relevant stage</p>

40.	<p>Accessible Housing</p> <p>Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 31 accessible units in Stage 1 and 22 accessible units in Stage 2, generally in accordance with the approved plan:</p> <ul style="list-style-type: none"> • Accessibility, 3253_DA_29_E, Revision E, dated 21 July 2015, prepared by NettletonTribe 	Prior to commencement of use for the relevant stage
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Infrastructure Charges

41.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure.</p> <p>The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Funding Framework</i> July 2015 (The Framework).</p> <p>The current applicable general infrastructure charge for Stage 1 is:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: #cccccc;">Stage 1 – General Infrastructure</th> </tr> </thead> <tbody> <tr> <td style="width: 33%;">175 Small units @ 0 - <60m² GFA</td> <td style="width: 33%;">\$13,151 / unit</td> <td style="width: 33%;">\$2,301,425</td> </tr> <tr> <td>136 Medium units @ 60-100m² GFA</td> <td>\$18,358 / unit</td> <td>\$2,496,688</td> </tr> <tr> <td>667.2m² Non residential</td> <td>\$15,753 / 100m² GFA</td> <td>\$110,271</td> </tr> <tr> <td colspan="2">Stage 1 – Total</td> <td>\$4,908,384</td> </tr> </tbody> </table> <p>The current applicable general infrastructure charge for Stage 2 is:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: #cccccc;">Stage 2 – General Infrastructure</th> </tr> </thead> <tbody> <tr> <td style="width: 33%;">26 Small units @ 0 - <60m² GFA</td> <td style="width: 33%;">\$13,151 / unit</td> <td style="width: 33%;">\$341,926</td> </tr> <tr> <td>184 Medium units @ 60-100m² GFA</td> <td>\$18,358 / unit</td> <td>\$3,377,872</td> </tr> <tr> <td>2,661.2m² Non residential</td> <td>\$15,753 / 100m² GFA</td> <td>\$425,331</td> </tr> <tr> <td colspan="2">Stage 2 – Total</td> <td>\$4,145,129</td> </tr> </tbody> </table>	Stage 1 – General Infrastructure			175 Small units @ 0 - <60m ² GFA	\$13,151 / unit	\$2,301,425	136 Medium units @ 60-100m ² GFA	\$18,358 / unit	\$2,496,688	667.2m ² Non residential	\$15,753 / 100m ² GFA	\$110,271	Stage 1 – Total		\$4,908,384	Stage 2 – General Infrastructure			26 Small units @ 0 - <60m ² GFA	\$13,151 / unit	\$341,926	184 Medium units @ 60-100m ² GFA	\$18,358 / unit	\$3,377,872	2,661.2m ² Non residential	\$15,753 / 100m ² GFA	\$425,331	Stage 2 – Total		\$4,145,129	In accordance with the IFF
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The current applicable value uplift charge is:

Value Uplift		
133 Small units @ 0 - <60m ² GFA	\$12,650 / unit	\$1,682,450
212 Medium units @ 60-100m ² GFA	\$18,977 / unit	\$4,023,124
Stage 1 – Value Uplift*		\$1,404,230
Stage 2 – Value Uplift*		\$4,301,344
Total Value Uplift		\$5,705,574

Grand Total	\$14,759,087
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** Note – For residential development, credits are available for up to 30% of the value uplift charge for achieving affordable housing and 20% of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes. For commercial or retail development, credits are available for up to 50% of the value uplift charge for delivering ESD outcomes.*

Where affordable housing and ESD are provided as part of a Superior Design Outcome, those affordable dwellings and ESD components are not eligible for an offset against the value uplift charge. Further information is available on request.

** 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.*

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 ****