



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/683

7 September 2015

Sentinel Citilink Pty Ltd
c/- Mr Peter Cumming
Urban Systems Pty Ltd
20 Patterson Street
AUCHENFLOWER QLD 4066

Dear Peter

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 (187 UNITS) AND FOOD PREMISES (85M²) AT 153 CAMPBELL STREET, BOWEN HILLS DESCRIBED AS LOT 1 ON SP193899

On 7 September 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

Beatriz Gomez
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	153 Campbell Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	SP193899
PDA development application details		
DEV reference number	DEV2015/683	
'Properly made' date	29 May 2015	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Visitor Accommodation (187 units) and Food Premises (85m ²)	

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	7 September 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.	Location Plan	SD 1001, Issue 02	14/05/2015
2.	Site Plan Phase 1 – Lower Ground Floor	SD 1003, Issue 04	18/08/2015
3.	Site Plan Phase 1 – Upper Ground Floor	SD 1004, Issue 04	18/08/2015
4.	Site Plan Phase 1 – Level 01	SD 1005, Issue 04	18/08/2015
5.	Site Plan Phase 1 – Level 03-12	SD 1006, Issue 04	18/08/2015
6.	Floor Plan – Lower Ground	SD 2010.1, Issue 04	18/08/2015
7.	Floor Plan – Upper Ground	SD 2011.1, Issue 04	18/08/2015
8.	Floor Plan – Level 01 Carpark	SD 2012, Issue 04	18/08/2015
9.	Floor Plan – Level 02	SD 2013, Issue 03	18/08/2015
10.	Floor Plan – Level 03-12	SD 2014, Issue 03	18/08/2015
11.	Roof Plan – Level 13 – Roof Terrace	SD 2101, Issue 01	16/04/2015
12.	Roof Plan	SD 2102, Issue 02	18/08/2015
13.	GFA Plans	SD 2801, Issue 08	18/08/2015
14.	Spare	SD 2802, Issue 00	18/08/2015
15.	Adaptable Unit Plan – Type A1	SD 2810, Issue 01	16/04/2015
16.	Sections – North-East Elevation	SD 3001, Issue 02	14/05/2015
17.	Sections – West Elevation	SD 3002, Issue 02	14/05/2015
18.	Sections – South-East Elevation	SD 3003, Issue 02	14/05/2015
19.	Sections – Section 01 Stage 1	SD 3101, Issue 02	14/05/2015

20.	Sections – Pedestrian Link	3102, Issue 02	14/05/2015
21.	Engineering Report, prepared by Bornhorst + Ward	Revision D	May 2015
22.	Sustainable Design Initiatives Short Form Report, prepared by Energy Concepts Group	4231-003(E)	24 April 2015
23.	Noise Impact Assessment, prepared by Palmer Acoustic	No. 3818	15 May 2015
24.	Citilink Residential Development Traffic Impact Assessment, prepared by Bitzios	P2003.004R	21/05/2015

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. **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.

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
Engineering		
4.	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.	a) Prior to commencement of site works for each stage

	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.	b) At all times during construction
5.	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 qualification or higher. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision of parking for workers and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc; - ongoing monitoring, management review and certified updates (as required); - 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.	a) Prior to commencement of site works for each stage b) At all times during construction
6.	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: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP) - 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

7.	Acid Sulfate Soils (ASS) 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: i. prepared generally in accordance with the State Planning Policy, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
8.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans. b) Car parking spaces are to be designed in accordance with <i>AS2890 – 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
9.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans. b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle 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
10.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use

11.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
12.	Compliance Assessment – Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP, detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i> and the following documents: i. Drainage Layout Plan, drawing No. SK - 0300 Rev A, prepared by Bornhorst + Ward within approved Engineering Report, prepared by Bornhorst + Ward, Revision D, May 2015 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' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to commencement of building works c) Prior to commencement of building works
13.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
14.	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 site works

15.	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 site works
16.	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 site works
17.	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 site works
18.	Public Infrastructure - Damage, Repairs and Relocation 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.	Prior to commencement of use
Landscape and Environment		
19.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
20.	Acoustic treatments a) Undertake acoustic treatments to the development generally in accordance with the recommendations	Prior to commencement of use

	in the following approved document : i. Noise Impact Assessment, document No. 3818, prepared by Palmer Acoustic and dated 15 May 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.	
21.	Ecologically Sustainable Design Submit to EDQ Development Assessment, DILGP written evidence from a suitable qualified sustainability professional, that the development has been constructed generally in accordance with the undertakings in the following approved report: i. Sustainable Design Initiatives Short Form Report, prepared by Energy Concepts Group and dated 24 April 2015.	Prior to commencement of use
Surveying, land transfers and easements		
22.	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
Architecture and Design		
23.	Window sill treatments Window sills on all ground floor and Shop tenancies are to be within 0-300mm above the corresponding footpath level. The use of reflective glass for all Shops on the Ground level is not appropriate.	Prior to commencement of use
24.	Compliance Assessment – Pedestrian link a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed plans certified by an AILA Landscape Architect, illustrating the Pedestrian Link landscaping generally in accordance with approved Site Plan – Upper Ground Floor, Issue 04, dated 18/08/2015 and	a) Prior to commencement of building works

	approved Sections – Pedestrian Link, 3102, Issue 02, dated 14/05/2015. The drawings are to detail the following: • Any necessary retaining structures; • Location and type of lighting; • Levels and grades; and • Finishes, treatments and landscaping. b) Construct the works in accordance with the endorsed plans required by part a) of this condition. c) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA Landscape Architect to demonstrate that the constructed works comply with the certified plans required by parts a) and b) of this condition.	b) Prior to commencement of use of the relevant stage c) Prior to commencement of use of the relevant stage
25.	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
Infrastructure Charges		
26.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment.	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 ****

