



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2012/387

10 March 2016

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

Dear Steve

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (195 DWELLING UNITS), RETAIL (63M<sup>2</sup>) AND OFFICE AND PRELIMINARY APPROVAL FOR BUILDING WORKS (MOVING AND PARTIAL DEMOLITION OF HERITAGE PLACE (ORDERLY ROOM) AT 332–342 WATER STREET AND 62–68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOT 0 ON SP114561, LOTS 5, 6, 93 AND 94 ON SP266307, LOT 1 ON RP10553, LOTS 11 AND 12 ON RP10552 AND LOT 13 ON RP81335**

On 10 March 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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

Jeanine Stone  
**Director – EDQ Development Assessment**

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## 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 0	SP114561
	Lots 5, 6, 93 and 94	SP266307
	Lot 1	RP10553
	Lots 11 and 12	RP10552
	Lot 13	RP81335
PDA development application details		
DEV reference number	DEV2012/387	
'Properly made' date	19 February 2016	
Type of application	<input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple Residential (195 Dwelling Units), Retail (63m <sup>2</sup> ) and Office and Preliminary Approval for Building Works (Moving and Partial Demolition of Heritage Place (Orderly Room)	

## PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ Stage 3 visitor parking bays to be internally reallocated in the short term; and</li> <li>▪ Reallocation of Stage 3 visitor bays into Stage 4 as the long term solution.</li> </ul>
Original Decision date	25 July 2014
1 <sup>st</sup> Change to approval date	14 August 2015
2 <sup>nd</sup> Change to approval date	10 March 2016
Currency period	4 years from the Original Decision date

## Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Basement	20.01, Revision S	09.02.16
2.	Level P1	20.02, Revision W	09.02.16
3.	Level P2	20.03, Revision Z	09.02.16
4.	Level P3	20.04, Revision Y	09.02.16
5.	Basement	20.01A, Revision A	12.02.16
6.	Level P1	20.02A, Revision A	12.02.16
7.	Level P2	20.03A, Revision A	12.02.16
8.	Level P3	20.04A, Revision A	12.02.16
9.	Carparking Staging – After Stage 4 Completion	20.01B, Revision A	15.02.16
10.	Carparking Staging – After Stage 4 Completion	20.02B, Revision A	15.02.16
11.	Carparking Staging – After Stage 4 Completion	20.03B, Revision A	15.02.16
12.	Carparking Staging – After Stage 4 Completion	20.04B, Revision A	15.02.16
Approved plans and documents on 14 August 2015		Number (if applicable)	Date (if applicable)
13.	Stage 3 Site Plan	10.12 Revision O	07.07.14, amended in red 14.08.2015
14.	Open Space Plan	10.41 Revision J	10.07.14, amended in red 14.08.2015

<b>Approved plans and documents on 25 July 2014</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
15.	Site Location	10.01 Revision K	07.07.14
16.	Ground Works Plan	10.21 Revision K	10.07.14, amended in red 23.07.14
17.	Phase 1- Level 1 – Parking	10.50 Revision A	21.07.14
18.	Level 1	20.05 Revision FF	07.07.14, amended in red 23.07.14
19.	Level 2	20.06 Revision CC	07.07.14
20.	Level 3	20.07 Revision BB	07.07.14
21.	Level 4	20.08 Revision Y	07.07.14
22.	Level 5-17	20.09 Revision DD	07.07.14
23.	Level 18	20.10 Revision BB	07.07.14
24.	Level 19	20.11 Revision BB	07.07.14
25.	Roof	20.13 Revision T	07.07.14, amended in red 23.07.14
26.	North-East Elevation	30.01 Revision U	07.07.14, amended in red 23.07.14
27.	South-West Elevation	30.02 Revision T	07.07.14, amended in red 23.07.14
28.	South-East Elevation	30.03 Revision T	07.07.14, amended in red 23.07.14
29.	North-West Elevation	30.04 Revision S	07.07.14, amended in red 23.07.14
30.	Baxter Lane Elevation	30.10 Revision M	07.07.14, amended in red 23.07.14
31.	Longitudinal Section 1	40.01 Revision R	07.07.14, amended in red 23.07.14
32.	Cross Section 1	40.02 Revision S	07.07.14, amended in red 23.07.14
33.	Cross Section 2	40.03 Revision Q	07.07.14, amended in red 23.07.14
34.	Detailed Section 1	50.01 Revision H	07.07.14
35.	Detailed Section 2	50.02 Revision H	07.07.14
36.	Detailed Apartment Plans – 1 Bed PWD	60.01 Revision J	10.07.14
37.	Typical Level Visual Privacy and Ventilation Strategy Plan	FD-83 Revision B	07.07.14
38.	Level P3 and P2 Visual Privacy and Ventilation Strategy Plan	FD-99 Revision A	10.07.14
39.	Level 1 Visual Privacy and Ventilation Strategy Plan	FD-100 Revision A	10.07.14

40.	Level 2 Visual Privacy and Ventilation Strategy Plan	FD-101 Revision A	10.07.14
41.	Level 3 Visual Privacy and Ventilation Strategy Plan	FD-102 Revision A	10.07.14
42.	Level 4 Visual Privacy and Ventilation Strategy Plan	FD- 103 Revision A	10.07.14
43.	Level 18 Visual Privacy and Ventilation Strategy Plan	FD-104 Revision A	10.07.14
44.	Level 19 Visual Privacy and Ventilation Strategy Plan	FD-105 Revision A	10.07.14
45.	Canterbury Tower Stage 3 Wastewater Storage Concept Design Report prepared by Hydrosience Consulting	B745 Revision 5	March 2014
46.	Robert Bird Group 'Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley'	Issue B	23.05.12
47.	Project Waters Flood Report prepared by Cardno	J11075	10.05.13
48.	Acoustic DA Report prepared by TTM	13BRA0085 R015	28/05/14

## **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:
  - i. 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).
  - ii. submit to MEDQ a duly completed compliance assessment form.
  - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- 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.

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>General / Planning requirements</b>		
1.	<b>Carry out the approved development</b>  Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use
2.	<b>Certification of operational works</b>  All works undertaken on the site must comply with all requirements of, and fulfil all responsibilities outlined in, the Certification Procedures Manual.	As indicated
3.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering standards or other approvals required by the conditions.	To be maintained



4.	<p><b>Accessible housing</b></p> <p>Submit written confirmation to EDQ Development Assessment, DILGP evidence that the development delivers 20 accessible units in accordance with the following stamped approved plans:</p> <ul style="list-style-type: none"> <li>Detailed Apartment Plans – 1 Bed PWD, Drawing Number 60.01, Revision J, dated 10.07.14</li> </ul>	Prior to commencement of use
5.	<p><b>Affordable housing</b></p> <p>Deliver a minimum of 30% of the total residential GFA (3886.2m<sup>2</sup>) as dwelling units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.</p>	Prior to commencement of use
6.	<p><b>Public Access – 24 hours through site</b></p> <p>Provide and maintain unimpeded and safe 24-hour public access through the site including all 'public open space' areas as identified on the approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14, amended in red 14.08.2015. Public access to the Drill Hall and Orderly Room is to be maintained as per the approved uses for indoor sport and recreation, and office.</p> <p>Ensure that the 'public open space' areas are designed to cater for disabled persons in accordance with AS1428.1.</p>	Prior to commencement of use and then to be maintained
<b>Compliance Assessment</b>		
7.	<p><b>Compliance assessment – Detailed design for 'Public Open Space' areas</b></p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed plans, including landscape plans certified by an AILA registered Landscape Architect or suitably qualified Landscape Contractor, illustrating all areas where the public will have 24 hour unimpeded access as, depicted on the stamped approved Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14 amended in red 23.07.14. The plans need to clearly delineate between private and public realm areas and illustrate the following:</p> <ul style="list-style-type: none"> <li>(i) The shared pedestrian and vehicle areas;</li> <li>(ii) Levels and grades;</li> <li>(iii) Appropriate way finding signage where the Baxter Lane and Water Street meet the public open space areas;</li> <li>(iv) Finishes, treatments and landscaping for the public open space areas;</li> <li>(v) The location of all proposed deep planting and tree species;</li> </ul>	a) Prior to site works

	<ul style="list-style-type: none"> <li>(vi) Landscaping associated with the Drill Hall and Cottage, including access between buildings and the required 2 car parking spaces;</li> <li>(vii) Bicycle parking spaces within the 'public open space' areas; and</li> <li>(viii) The public open space areas are designed to cater for disabled persons in accordance with AS1428.1.</li> </ul> <p>b) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a Registered Professional Engineer of Queensland (RPEQ), for internal shared roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the stamped endorsed plans required under Condition part a) of this condition.</p> <p>c) Construct the works in accordance with the certified and endorsed plans required by part (a) and (b) of this condition.</p> <p>d) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA Landscape Architect or suitably qualified Landscape Contractor and an RPEQ to demonstrate that the completed works complies with the endorsed plans.</p>	<p>b) Prior to site works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
8.	<p><b>Compliance Assessment – sustainable design</b></p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DILGP written confirmation from a suitably qualified sustainability professional, certifying that the development achieves:</p> <ul style="list-style-type: none"> <li>i. an average NatHERS rating of 7.5 stars; and</li> <li>ii. a minimum unit NatHERS rating of 6 stars.</li> </ul> <p>b) Submit to EDQ Development Assessment, DILGP written confirmation, from a suitably qualified sustainability professional, certifying that the development has been constructed to meet part (a) of this condition.</p> <p><i>Advice Note: Where works are uncompleted at the time of building format plan endorsement, a letter of undertaking must be submitted to EDQ.</i></p>	<p>a) Prior to approval of building works</p> <p>b) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
9.	<p><b>Compliance Assessment – Detailed Drawings</b></p> <p>Submit for compliance assessment to EDQ Development Assessment, DILGP amended plans illustrating the following:</p> <ul style="list-style-type: none"> <li>a) The proposed north eastern edge treatment (amended in red on 23.07.14) on North East Elevation 30.01, Rev U, dated 07.07.14 is to be treated and landscaped to ensure an appropriate built form</li> </ul>	<p>Prior to approval of building works</p>

	<p>interface and to provide screening of noise and light from the car park onto neighbouring residential properties.</p> <p>b) Screening for any externally mounted air conditioning or mechanical plant installations located on the roof is to be in accordance with the following requirements:</p> <ol style="list-style-type: none"> <li>No unscreened installations on the proposed development are to be visible from the surrounding sites.</li> <li>Any installations which are required to be located on the roof, are to be appropriately screened or shaped according to the acoustic requirements of this development package and are to integrate in a complementary manner with the overall design of the roof. The screening must be integrated into the design of the building with an artistic response.</li> <li>The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.</li> </ol> <p>c) Details of the Stage 3 building facade treatment, external materials, colours and finishes are to be generally in accordance with the approved plans.</p>	
10.	<p><b>Compliance Assessment – Heritage Listed Places</b></p> <p>a) Prior to the relocation of the State listed heritage Orderly Room in accordance with Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14 amended in red 23.07.14 submit for compliance assessment to EDQ Development Assessment, DILGP a conservation report in accordance with the Principles of the Burra Charter prepared by a suitably qualified heritage consultant that addresses the following.</p> <ol style="list-style-type: none"> <li>The proposed relocation of the State heritage listed Orderly Room in accordance with the Principles of the Burra Charter.</li> <li>The proposed new heritage curtilage (boundary) for the relocated and existing State heritage buildings, ensuring appropriate minimum curtilage.</li> </ol> <p>b) Submit to EDQ Development Assessment, DILGP evidence of the consent of the Queensland Heritage Council to a revised heritage register boundary for heritage registered place (ID602797) entered in the Queensland Heritage Register.</p> <p>c) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed drawings illustrating internal layouts, materials, colours and finishes for the proposed refurbishment of the following State listed buildings:</p>	<p>a) As indicated</p> <p>b) Within 12 months following the relocation/partial demolition of heritage buildings.</p> <p>c) Prior to building works commencing for the refurbishment</p>

	<p>a. Orderly Room for the purpose of an interpretive centre associated with the site and existing heritage use; and</p> <p>b. Cottage for the purposes of an Office.</p> <p>d) Submit to EDQ Development Assessment, DILGP evidence that all buildings, or parts of buildings, identified as significant in the Queensland Heritage Register entry for heritage registered place (ID602797) and proposed to be relocated or refurbished are recorded in accordance with the Department of Environment and Heritage Protection (EHP) <i>Guideline: Archival Recording of Heritage Places</i> available at the department's website. Submit to the Heritage Branch, EHP a full digital copy of the recording for its place record.</p> <p>e) Submit to EDQ Development Assessment, DILGP evidence that all buildings on the Brisbane City Council Heritage Register, determined to be culturally significant that are proposed to be relocated, are recorded and documented to BCC archival standards and submitted to the Brisbane City Council recording. The extent and format of recording is to be determined in consultation with the Brisbane City Council's City Architecture &amp; Heritage Team.</p> <p><i>Note – this approval does not amend the existing State Heritage Register heritage boundary.</i></p>	<p>of the State listed heritage places.</p> <p>d) Prior to the relocation of and/or building works approval for heritage buildings.</p> <p>e) Prior to the relocation of and/or building works approval for heritage buildings.</p>
11.	<p><b>Compliance Assessment – Streetscape Improvements</b></p> <p>a) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed landscape plans for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Baxter Street and Baxter Street extension are to:</p> <p>i) be in accordance with the road's function as either a Primary or Active Frontages under the Bowen Hills Development Scheme and generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i>.</p> <p>ii) provide semi-advanced street trees to both of the street frontages at spacing generally complying with the Brisbane City Council's <i>Centres Detailing Design Manual (CDDM)</i></p> <p>b) 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>a) Prior to site works</p> <p>b) As indicated</p>

<b>Architecture and design</b>		
12.	<b>Window sill treatments</b>  Window sills on all ground floor and shop tenancies are to be no greater than 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
13.	<b>Balcony and Alfresco Apartment Design</b>  All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures unless otherwise agreed to by EDQ Development Assessment, DILGP.	Prior to commencement of use
<b>Engineering</b>		
14.	<b>Construction management plan</b>  a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan prepared by the principal site contractor that includes, but is not necessarily limited to, the following: <ul style="list-style-type: none"> <li>i. Management of noise and dust generated from the site during and outside construction work hours.</li> <li>ii. Management of 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.</li> <li>iii. The construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements.</li> <li>iv. Management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site.</li> <li>v. Unless otherwise approved by EDQ Development Assessment, DILGP hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays.</li> <li>vi. No rock breaking is permitted on weekends.</li> </ul>	a) Prior to commencement of site works

	<p>b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.</p>	<p>b) As indicated</p>
15.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction.</p> <p>The TMP must include but is not be limited to:</p> <ul style="list-style-type: none"> <li>• provision for the management of traffic around and through the site during and outside of construction work hours</li> <li>• provision for parking and materials delivery during and outside of construction hours of work</li> <li>• planning including risk identification and assessment, staging, etc</li> <li>• implementation</li> <li>• monitoring and measurement</li> <li>• management review and</li> <li>• traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s)</li> </ul> <p>A permit will need to be sought from Brisbane City Council prior to any temporary road closure or road opening works.</p> <p>b) During the construction period all work shall be undertaken in accordance with the TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) As indicated</p>
16.	<p><b>Filling and excavation</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a Registered Professional Engineer Queensland (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"> <li>include a geotechnical soils assessment of the site;</li> <li>be consistent with the Erosion and Sediment Control plans;</li> <li>where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and</li> </ol>	<p>a) Prior to commencement of site works</p>

	<p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>b) Carry out the filling and excavation 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 filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
17.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>• Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>• Best Practice Erosion and Sediment Control (IECA).</li> </ul> <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 site works</p>
18.	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) If acid sulfate soils are found on the site, submit to the EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP).</p> <p>The plan must:</p> <ol style="list-style-type: none"> <li>be in accordance with the State Planning Policy, December 2013 and relevant guidelines; and</li> <li>be certified by a suitably qualified and experienced professional.</li> </ol> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of works</p> <p>b) During the site works</p>
19.	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a Registered Professional Engineer Queensland (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 in part (a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p>

	c) Submit to EDQ Development Assessment, DILGP certification by an RPEQ, demonstrating that all retaining wall works captured by part (a) of this condition have been carried out generally in accordance with the certified plans.	c) Prior to commencement of use
20.	<b>Vehicle Access</b>  Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
21.	<b>Car Parking – Interim solution</b>  a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: <ul style="list-style-type: none"> <li>• Basement, 20.01, Revision S, dated 09.02.16;</li> <li>• Level P1, 20.02, Revision W, dated 09.02.16;</li> <li>• Level P2, 20.03, Revision Z, dated 09.02.16; and</li> <li>• Level P3, 20.04, Revision Y, dated 09.02.16.</li> </ul> b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i> .  c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use for Stage 3 and to be maintained
22.	<b>Car Parking – Ultimate solution</b>  a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: <ul style="list-style-type: none"> <li>• Basement, 20.01A, Revision A, dated 12.02.16;</li> <li>• Level P1, 20.02A, Revision A, dated 12.02.16;</li> <li>• Level P2, 20.03A, Revision A, dated 12.02.16;</li> <li>• Level P3, 20.04A, Revision A, dated 12.02.16; and</li> <li>• Carparking Staging – After Stage 4 Completion, 20.01B, Revision A, dated 15.02.2016;</li> <li>• Carparking Staging – After Stage 4 Completion, 20.02B, Revision A, dated 15.02.2016;</li> <li>• Carparking Staging – After Stage 4 Completion, 20.03B, Revision A, dated 15.02.2016; and</li> <li>• Carparking Staging – After Stage 4 Completion, 20.04B, Revision A, dated 15.02.2016.</li> </ul> b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i> .  c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use for Stage 4 and to be maintained



23.	<p><b>Bicycle Spaces</b></p> <p>Provide bicycle spaces in accordance with the stamped approved plans ensuring a total of 250 spaces including 34 external and 5 for the Drill Hall / Cottage.</p>	Prior to Certificate of Classification and/or the commencement of use whichever is the earlier, and to be maintained
24.	<p><b>Stormwater Management (Quality)</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings certified by a Registered Professional Engineer Queensland (RPEQ), for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 - Engineering standards – Stormwater quality</i> and the 'Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley, Issue B' dated 23<sup>rd</sup> May 2012, prepared by Robert Bird Group.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide verification 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 above ground</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
25.	<p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ), for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 - Engineering standards – Stormwater quantity</i> and the following approved plans/documents:</p> <p style="margin-left: 40px;">(i) Robert Bird Group 'Site based Stormwater Management Plan for Cnr Water and Brunswick Street Fortitude Valley, Issue B' dated 23<sup>rd</sup> May 2012; and</p> <p style="margin-left: 40px;">(ii) Project Waters Flood Report Reference number J11075 prepared by Cardno dated 10 May 2013.</p> <p>b) Construct the works in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP as constructed plans, including an asset register and test results, certified by a RPEQ, in a format acceptable to</p>	<p>a) Prior site to commencement of site works above ground</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

	<p>Council.</p> <p>d) Provide verification 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>d) Prior to commencement of use</p>
26.	<p><b>Baxter Street Extension</b></p> <p>a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ, detailing the extension of Baxter Street along the eastern boundary of the site through to Diggles Close including the extended stub, internal roads, parking bays, traffic devices and pedestrian footpaths, generally in accordance the proposed new road is to be designed in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>, <i>Centres Detailing Design Manual</i> (CDDM), Austroads and the Manual of Uniform Traffic Control Devices with the exception of the following:</p> <ul style="list-style-type: none"> <li>• Provide a minimum 5.0 metre unobstructed footpath along the western edge of the road; aligning the future 'Stage 3' building.</li> <li>• Provide a minimum 1.5 metre unobstructed footpath adjacent to the Bell's Square development.</li> </ul> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Brisbane City Council of all road works constructed in accordance with this condition.</p> <p>d) Provide verification, by a RPEQ, that all works have been completed 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) c) &amp; d) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
27.	<p><b>Damage and repairs</b></p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.</p>	<p>Prior to commencement of use</p>
28.	<p><b>Service Conduits &amp; Mains</b></p> <p>Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.</p>	<p>Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of</p>

		use whichever is the earlier
29.	<b>Water internal</b>  Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use
30.	<b>Sewer internal</b>  Connect the development to the existing sewer reticulation network in accordance with QUU standards.	Prior to commencement of use
31.	<b>Refuse collection</b>  a) Submit to EDQ Development Assessment, DILGP refuse collection approval from City Waste Services, Brisbane City Council or a private waste contractor.  b) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property	a) Prior to commencement of use  b) Prior to commencement of use
32.	<b>Electricity</b>  Provide underground electricity services in accordance with an approved electricity reticulation plan and the Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
33.	<b>Telecommunications</b>  (a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development, in accordance with the Council's <i>Subdivision and Development Guidelines</i> .  (b) Construct services in accordance with the agreement.	a) Prior to commencement of use.  b) Prior to commencement of use
34.	<b>Broadband</b>  Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider, in accordance with the <i>Communications Alliance G645:2011 guideline</i> , that infrastructure within the development as defined under the <i>Telecommunications Act</i> (Fibre Deployment Bill 2011) can be provided.	Prior to commencement of use.

<b>Environmental</b>		
35.	<b>Acoustic treatment</b>  Submit written confirmation to EDQ Development Assessment, DILGP from a RPEQ that the development has been constructed to meet the recommendations as outlined in Acoustic DA Report, reference 13BRA0085 R015, dated 28 May 2014 by TTM.	Prior to the commencement of use
36.	<b>Private landscape areas</b>  (a) Submit to EDQ Development Assessment, DILGP a detailed landscape plan, prepared by an Australian Institute of Landscape Architects registered landscape architect, for the area identified as private open space on Open Space Plan, drawing no 10.41, Rev J, dated 10.07.14. The landscape plan is to be designed to reflect and/or integrate with the exiting approved landscaping for DEV2012/289 and DEV2012/392.  (b) This work is to be certified by a suitably qualified landscape architect professional in accordance with the PDA Certification Procedures Manual.  (c) On completion, provide written certification to EDQ Development Assessment, DILGP from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to landscape works  b) Prior to landscape works  c) Prior to commencement of use
37.	<b>Outdoor lighting – public areas</b>  Outdoor lighting required to illuminate public areas is to be designed and installed in accordance with:  (a) any relevant local government policy or standard or  (b) where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting and  (c) not cause nuisance to nearby residents or passing motorists.	Prior to commencement of use and to be maintained
38.	<b>Contaminated Land</b>  Submit to EDQ Development Assessment, DILGP a soils report that investigates the potential for contaminating soils onsite and, if any are found, recommending remedial actions.	Prior to site works commencing

<b>Surveying, land dedication and easements</b>		
39.	<b>Easements over infrastructure – water supply, sewerage, drainage</b>  Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.	Prior to commencement of use
40.	<b>Dedicate as Road</b>  Dedicate as public road, at no cost to the MEDQ or Council, the Extension of Baxter Street including the extension of the stub road, in accordance with the endorsed plans required by condition 24 a) of this approval.	Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier
<b>Monetary contributions</b>		
41.	<b>Infrastructure contributions</b>  Pay to MEDQ the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2013.	In accordance with the Infrastructure Funding Framework

### **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 \*\***

