



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

Our ref: DEV2018/982

13 March 2019

Pelicano Living Pty Ltd
C/- Urbis Pty Ltd
ATTN: Renee Young & Esther Leung
Level 7, 123 Albert Street
BRISBANE QLD 4000

Via e-mail: ryoung@urbis.com.au / eleung@urbis.com.au

Dear Renee and Esther,

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, BUSINESS, OFFICE, FOOD PREMISES, SHOP OR SHOWROOM AT 6-8 EDMONDSTONE ROAD, BOWEN HILLS DESCRIBED AS LOTS 32, 34, 58 AND 59 ON RP9382

On 13 March 2019 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*. The 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 website <https://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518, or by e-mail at Karina.McGill@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	6-8 Edmonstone Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 32	RP9382
	Lot 34	RP9382
	Lot 58	RP9382
	Lot 59	RP9382
PDA development application details		
DEV reference number	DEV2018/982	
'Properly made' date	29 November 2018	
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	Multiple Residential, Business, Office, Food Premises, Shop or Showroom	

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	13 March 2019
Currency period	6 years from date of decision

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.	Basement 2 Floor Plan prepared by SJB Architects	SD02 01 Rev 10	01.10.18
2.	Basement 1 Floor Plan prepared by SJB Architects	SD02 02 Rev 10	01.10.18
3.	Ground Floor Plan prepared by SJB Architects	SD02 03 Rev 11	15.01.19
4.	Level 1 Floor Plan prepared by SJB Architects	SD02 05 Rev 10	01.10.18
5.	Typical Level 2-7 Floor Plan prepared by SJB Architects	SD02 06 Rev 10	01.10.18
6.	Level 8 prepared by SJB Architects	SD02 07 Rev 10	01.10.18
7.	Roof Plan prepared by SJB Architects	SD02 08 Rev 10	01.10.18
8.	Section AA prepared by SJB Architects	SD06 01 Rev 10	01.10.18
9.	Section BB prepared by SJB Architects	SD06 02 Rev 10	01.10.18
10.	Section CC prepared by SJB Architects	SD06 03 Rev 10	01.10.18
11.	Section DD prepared by SJB Architects	SD06 04 Rev 10	01.10.18
12.	South Elevation prepared by SJB Architects	SD05 01 Rev 10	01.10.18
13.	North Elevation prepared by SJB Architects	SD05 02 Rev 10	01.10.18
14.	East Elevation prepared by SJB Architects	SD05 03 Rev 10	01.10.18
15.	West Elevation prepared by SJB Architects	SD05 04 Rev 10	01.10.18
16.	Material Schedule prepared by SJB Architects	SD28 01	
17.	Accessible Apartment prepared by SJB Architects	SC30 05 Rev 10	01.10.18
18.	Landscape Concept Plan Ground Floor prepared by LAUD Ink	SK002 Rev C	15.01.19
19.	Landscape Concept Plan Level 1	SK003 Rev B	03.10.18
20.	Landscape Concept Plan Levels 2-7	SK004 Rev A	17.10.18
21.	Landscape Concept Plan Level 8	SK005 Rev B	08.10.18
22.	Landscape Concept Plan Edmondstone Street Elevation	SK006 Rev B	16.10.18

23.	Landscape Concept Plan Plant Species Schedule, Images & Notes	SK010 Rev C	12.10.18
24.	Traffic Impact Assessment prepared by Bitzios Consulting	Version 4	29.10.18
25.	Operational Waste Management Plan prepared by Elephants Foot Recycling Solutions	Revision D	22.11.18
26.	Acoustic Report prepared by Acoustic Works	Revision 01A	19.10.18
27.	Bulk Earthworks Plan prepared by MPN Consulting	772- DA.02 Rev A	08.10.18

ABBREVIATIONS AND DEFINITIONS

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 the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DES** means the Department of Environment and Science.

6. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
7. **EDQ** means Economic Development Queensland.
8. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (30 November 2018)* as amended or replaced from time to time.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use		
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.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Final External Detailing of Building Construct the development in accordance with the approved architectural drawings pursuant to this condition. a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, architectural drawings certified by a Registered Architect showing the final development details of the façade treatment, the ground interface and the rooftop/building capping elements which depict a higher level of documentation than that shown on the approved plans and documents including: i. Elevation and façade treatment drawings for all ground, podium and typical tower floor levels that demonstrate the final design outcome for all elevations of the built form including: <ul style="list-style-type: none"> • Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises • Roof top or building capping elements, awnings and soffits • One rendered perspective showing the intended finished built form 	To be maintained As indicated Prior to building works commencing

No	Condition	Timing
	<ul style="list-style-type: none"> • Glazing <p>The architectural drawings must:</p> <ul style="list-style-type: none"> - Include dimensions for the extent of projecting elements, balustrade height, door and window/glazing configurations - Nominate materials, colours and finishes - Have title blocks and be cross referenced to larger scaled drawings <p>b) Submit to EDQ Development Assessment, DSDMIP certification by a registered Architect confirming that the building has been constructed in accordance with the approved drawings</p>	<p>Prior to commencement of sales</p>
Engineering		
4.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) At all times during construction</p>
5.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work 	<p>a) Prior to commencement of site works</p>

No	Condition	Timing
	<p>hours;</p> <ul style="list-style-type: none"> ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and 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 submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) At all times during construction</p>
<p>6.</p>	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with the approved bulk earthworks plan and <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the certified Erosion and Sediment Control plans as required under this development approval; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and 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 submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted 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>
<p>7.</p>	<p>Edmondstone Street Footpath Rehabilitation</p> <p>a) Rehabilitate the footpath along the Edmondstone Street frontage generally in accordance with the approved plans and Council standards.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans and asset register certified by a RPEQ or AILA in a format acceptable to Council.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

8.	<p>Footpath Verge</p> <p>Dedicate to Council sufficient width to establish a 3.75 metre wide verge in accordance with the approved plans and documents.</p> <p>Note: the verge is measured from the face of the kerb the future property boundary of the Edmonstone Road frontage</p>	Prior to commencement of use and to be maintained
9.	<p>Vehicle Access</p> <p>Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards</p>	Prior to commencement of use and to be maintained
10.	<p>Car Parking</p> <p>Provide car parking spaces, delineated and signed generally in accordance with the approved plans and <i>AS2890 – Parking Facilities</i></p>	Prior to commencement of use and to be maintained
11.	<p>Bicycle Parking</p> <p>Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans and <i>AS2890.3 – 1993 Bicycle parking facilities</i></p>	Prior to commencement of use and to be maintained
12.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with Queensland Urban Utilities current adopted standards.</p>	Prior to commencement of use
13.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Queensland Urban Utilities current adopted standards.</p>	Prior to commencement of use
14.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	Prior to commencement of use
15.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained
16.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDMIP 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;</p>	Prior to commencement of site works

17.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	Prior to commencement of site works
18.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of site works
19.	<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
Landscape and Environment		
20.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans:</p> <ul style="list-style-type: none"> i. Landscape Concept Plan Cover Sheet prepared by LAUD ink, SK001 revision E, dated 17.10.2018; ii. Landscape Concept Plan Ground Floor prepared by LAUD ink, SK002 Revision B, dated 8.10.2018; iii. Landscape Concept Plan Level 1 prepared by LAUD ink, SK003 Revision B, dated 8.10.2018; iv. Landscape Concept Plan Level 2-7 prepared by LAUD ink, SK004 Revision A, dated 17.10.2018; v. Landscape Concept Plan Level 8 prepared by LAUD ink, SK005 Revision B, dated 8.10.2018; vi. Landscape Concept Plan Edmondstone Street Elevation prepared by LAUD ink, SK006 Revision B, dated 16.10.2018; vii. Landscape Concept Plan Plant Species Schedule, Images & Notes prepared by LAUD ink, SK010 Revision C, dated 12.10.2018; <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of building works above ground level</p> <p>b) Prior to commencement of use and to be maintained</p>

21.	<p>Acid Sulfate Soils (ASSMP)</p> <p>a) Where acid sulfate soils are encountered in site investigations or excavations, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared 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 submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>
22.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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> <ul style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: Complying with the SPP - Sediment Management on Construction Sites iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
23.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>
24.	<p>Energy efficiency</p> <p>Construct the development to achieve adequate NatHERS Energy Rating and/or Green Star Rating.</p>	<p>Prior to commencement of use</p>
Surveying, land transfers and easements		
25.	<p>Easements over Infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements are to 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>

Affordable and Accessible Housing		
26.	<p>Affordable Housing</p> <p>a) Development must provide a minimum of 5% of the total residential GFA as affordable housing* product. The affordable housing component of the development must:</p> <ol style="list-style-type: none"> i. offer a diversity of product; ii. be distributed throughout the development; iii. be finished to a suitable standard with all reasonable fixtures, services and appliance; and iv. achieve high quality design outcomes to avoid identifying them or setting them apart in the community. <p>b) Submit to EDQ Development Assessment, DSDMIP evidence that the approved development complies with a) of this condition</p> <p style="text-align: center;">OR</p> <p>c) Pay to EDQ Development Assessment, DSDMIP a monetary contribution in accordance with <i>EDQ Practice Note No. 8 Calculation of monetary contribution in lieu of affordable housing product</i></p> <p><i>*Note:</i></p> <ul style="list-style-type: none"> • <i>A residential dwelling meets the definition of affordable in this PDA if the rent is less than 30% of the medium household income for the Brisbane LGA. (refer to EDQ Guideline 16: Housing)</i> • <i>The 2018 medium housing hold income for the Brisbane LGA was \$94,882, equating to an affordable purchase price of \$518,770 and an affordable rental price of \$547 per week.</i> • <i>For compliance with this condition, the applicable affordability rates are those that would apply at the programmed commencement of the sales period.</i> • <i>A credit against the PDA Implementation Charge is available, via request to EDQ, for the delivery of affordable units above the minimum required by part (a) of this condition. (Refer to EDQ Practice Note 16: Calculation of offsets for affordable and diverse housing)</i> 	<p>a) Prior to commencement of sales</p> <p>b) Within 6 months of the sale of the last unit forming the affordable housing component of the development</p> <p>c) Prior to commencement of sales</p>
27.	<p>Accessible Housing</p> <p>Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers 4 accessible units, generally in accordance with the approved plans.</p>	<p>Prior to commencement of use</p>

Infrastructure Charges		
28.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (30 November 2018); or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more six (6) years from the original decision date – in accordance with the IFF in force at the time of the 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 ****