



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2020/1114

29 April 2021

Hudson Bowen Hills Pty Ltd
C/- Urban Strategies Pty Ltd
Att: Mr James Hey
PO Box 3368
SOUTH BRISBANE QLD 4101

Email: j.hey@urbanstrategies.com.au

Dear Mr Hey

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - SHORT TERM ACCOMMODATION, OFFICE, FOOD AND DRINK OUTLET, SHOP, FUNCTION FACILITY, CHILDCARE CENTRE AND COMMUNITY USE AT 41 AND 47 BROOKE STREET, BOWEN HILLS DESCRIBED AS LOT 1 ON RP167860 & LOTS 0-2 GTP1074

On 29 April 2021 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 www.dsdilqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Essen Joseph (Principal Planner, Development Assessment) on 07 3452 7196 or at essen.joseph@dsdilqp.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
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 PDA	
Site address	41 Brookes Street, Bowen Hills 47 Brookes Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 0	GTP1074
	Lot 1	GTP1074
	Lot 2	GTP1074
	Lot 1	RP167860
PDA development application details		
DEV reference number	DEV2020/1114	
'Properly made' date	30 June 2020	
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 for an Office, Short term accommodation, Food and drink outlet, Shop, Function facility, Community use, and Childcare centre	

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	29 April 2021
Currency period	Six (6) years from the 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.	Perspective Render, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD0201, Issue 06	24/02/2021
2.	Perspective Render, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD0202, Issue 04	23/11/2020
3.	Perspective Render, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD0203, Issue 05	23/11/2020
4.	Floor Plan – Basement 01, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2008, Issue 04	23/11/2020
5.	Floor Plan – Lower Ground, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2009, Issue 07	24/02/2021, amended in red 22/04/2021
6.	Floor Plan – Ground Floor, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2010, Issue 10	24/02/2021, amended in red 22/04/2021
7.	Floor Plan – Podium Level 01, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2011, Issue 04	23/11/2020
8.	Floor Plan – Podium Level 02, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2012, Issue 04	23/11/2020
9.	Floor Plan – Podium Level 03, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2013, Issue 04	23/11/2020
10.	Floor Plan – Podium Level 04, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2014, Issue 04	23/11/2020
11.	Floor Plan – Level 05 REC, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2015, Issue 04	23/11/2020
12.	Floor Plan – Level 06-18, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2016, Issue 02	23/11/2020
13.	Floor Plan – Level 19 Hotel REC, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2017, Issue 02	23/11/2020
14.	Floor Plan – Level 20-24 TYP. Hotel, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2018, Issue 02	23/11/2020
15.	Floor Plan – Rooftop Recreation, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2019, Issue 04	23/11/2020
16.	Floor Plan – Rooftop Plant, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2020, Issue 02	23/11/2020

17.	GFA Plans, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD2802, Issue 03	19/02/2021
18.	Podium Design, prepared by Cottee Park Architects Pty Ltd	Job No 5564, Dwg No SD2808, Issue 02	23/11/2020
19.	Elevations, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3001, Issue 03	23/11/2020
20.	Elevations, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3002, Issue 03	23/11/2020
21.	Elevations – Podium, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3003, Issue 03	23/11/2020
22.	Elevations – Podium, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3004, Issue 03	23/11/2020
23.	Sections, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3101, Issue 05	23/11/2020
24.	Sections, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3102, Issue 03	23/11/2020
25.	Podium Sections, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3103, Issue 03	23/11/2020
26.	Podium Sections, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3104, Issue 02	23/11/2020
27.	Podium Sections, prepared by Cottee Parker Architects Pty Ltd	Job No 5564, Dwg No SD3105, Issue 02	23/11/2020
28.	Indicative Imagery – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, Prepared by Dunn Moran Landscape Architects	1909000, SD-04, Issue E	10/12/2020
29.	Lower Ground Level – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-05, Issue E	10/12/2020, amended in red 22/04/2021
30.	Ground Level – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-06, Issue E	10/12/2020, amended in red 22/04/2021
31.	Podium Level 01 – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-07, Issue E	10/12/2020
32.	Typical Podium Levels 02-04 – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-08, Issue E	10/12/2020
33.	Recreation Level 05 – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-09, Issue E	10/12/2020
34.	Commercial Levels 6-18 – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-010, Issue E	10/12/2020

35.	Pool Level – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-011, Issue E	10/12/2020
36.	Rooftop Recreation – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-012, Issue E	10/12/2020
37.	Landscape Sections – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-013, Issue E	10/12/2020
38.	Landscape Sections – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-014, Issue E	10/12/2020
39.	Landscape Details – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-015, Issue E	10/12/2020
40.	Indicative Materials Palette – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-016, Issue E	10/12/2020
41.	Indicative Planting Palette – Landscape Schematic Design – 41-47 Brooke Street Bowen Hills, prepared by Dunn Moran Landscape Architects	1909000, SD-017, Issue E	10/12/2020
42.	Signs and Linemarking Plan, prepared by TTM	Dwg No19BRT0353-07, Rev C	25/02/2021
43.	Acoustic Report – Proposed Mixed Use Development – 47 Brookes Street, Bowen Hills, prepared by Acoustic Works	2020391 R01F 47 Brookes Street, Bowen Hills ENV	08/02/2021

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format **Plan**.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as **amended** from time to time).
4. **Contributed Asset** 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 definitions apply:

- a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
5. **Council** means the relevant local government for the land the subject of this approval.
 6. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
 7. **EDQ** means Economic Development Queensland.
 8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
 9. **EDQ TS** means Economic Development Queensland's – Technical Services team.
 10. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
 11. **MEDQ** means the Minister for Economic Development Queensland.
 12. **PDA** means Priority Development Area.
 13. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - A. if satisfied, endorses the documentation; or
 - B. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - A. if satisfied, endorses the revised documentation; or
 - B. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsmip.qld.gov.au.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

PDA Development Conditions		
Ref	Condition	Timing
General		
1	<p>Carry out the approved development Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first
2	<p>Maintain the approved development Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment, as required by these conditions. 	At all times following commencement of use
3	<p>Certification of operational work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
4	<p>Sufficient grounds – community facility – bona fide use</p> <ul style="list-style-type: none"> a) Submit to EDQ DA evidence to demonstrate that the 732.4 square metre community facility illustrated on the approved floor plans for Podium Levels 02 and 03 will be: <ul style="list-style-type: none"> (i) Reserved for leasing to not-for-profit organisations at fifty (50) per cent of the market value, for a minimum period of ten (10) years from the date a community use commences on each relevant level; and (ii) Limited to the following uses: <ul style="list-style-type: none"> A. Community care centre B. Community use C. Educational establishment D. Health care service E. Any other use that is registered with the registered with the Australian Charities and Not for Profits Commission (ACNC), and meets all of the following requirements: <ul style="list-style-type: none"> i. Involves community gathering, education / training, social or medical support, counselling, or administrative activities; ii. Does not include involve the sale of goods (e.g. via ‘opportunity shops’); iii. Does not involve the use of the premises as a place of worship, unless worship is incidental to and necessarily associated with the primary use. b) Should the rent of the community use be proposed to be increased beyond the value specified in condition 	Prior to any lease agreements for the community use area being entered

PDA Development Conditions		
Ref	Condition	Timing
	4 (a) (i), after a period of ten (10) or more years from the commencement of a community use on each level, submit to EDQ DA for assessment a community needs report identifying that the requirement of the community facility is no longer required within the Bowen Hills PDA.	
5	<p>Community facility – tenure</p> <p>a) Submit to EDQ DA evidence that a community / building management statement that addresses condition 4 has been registered.</p> <p>b) Submit to EDQ DA evidence that the tenancy / tenancies within the community use area meet the requirements of condition 4 a) (ii).</p>	<p>a) Prior to first change of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) At the time each tenancy within the designated community use area is leased</p>
6	<p>Sufficient grounds – compliance assessment – public art</p> <p>a) Submit to EDQ DA for compliance assessment a detailed Public Art Plan by a recognised artist or public art professional to design, fabricate, and install the fig tree podium detailing. The Public Art Plan must develop the concepts provided in the approved drawings and include the following:</p> <ul style="list-style-type: none"> i) A description of the theme / story / inspiration, form, function, medium, and materials to be used in the artwork; ii) Imagery / sketches / drawings of the public artwork, including dimensions of key elements; iii) Materials and colours palette; iv) integration with landscape design concepts; v) An assessment demonstrating the public artwork is generally in accordance with Section 6.3 (excluding subsections 6.3.7) of Chapter 6 – Public Art, Infrastructure Design Planning Scheme Policy, Brisbane City Plan 2014; and vi) Evidence that the public art is suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism. <p>b) Enter into a contractual agreement with the preferred artist or public art professional to supply and install the approved artwork.</p> <p>c) Submit to EDQ DA a copy of the executed contractual agreement.</p>	<p>a) Prior to the commencement of building works, other than demolition works</p> <p>b) Prior to the commencement of building works, other than demolition works</p> <p>c) Prior to the commencement of</p>

PDA Development Conditions		
Ref	Condition	Timing
	d) Submit to EDQ DA evidence demonstrating that the public artwork has been installed in accordance with endorsed documents required by part a) of this condition.	building works, other than demolition works d) Within 20 business days of completing the works
Construction management		
7	Hours of work – construction Unless otherwise endorsed via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
8	Out of hours work – compliance assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
9	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment;	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
Ref	Condition	Timing
	<p>6. of waste generated by construction activities, including efficiently sort and minimise waste and maximise recycling opportunities;</p> <p>7. detailing how materials are to be loaded/unloaded;</p> <p>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</p> <p>9. of employee and visitor parking areas and strategies to limit on street parking;</p> <p>10. of anticipated staging and programming;</p> <p>11. Any services or other authority's assets within and external to the site to be affected by the different phases of the Works, (assets include water, sewer, stormwater, street trees, kerb-side allocation signs, line marking, bus stops, loading zones, parking meters and ticket dispensers) the proposed management. and responsible entity for the required approvals to undertake adjustments to the identified asset and the approximate timing of the required adjustment</p> <p>12. A site layout plan superimposed on the Road plan identifying the areas to be affected by the construction and access activities</p> <p>13. for the provision of safe and functional emergency exit routes; and</p> <p>14. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
10	<p>Erosion and sediment management</p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <p>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</p> <p>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></p> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
11	<p>Haulage management plan</p> <p>a) Submit to EDQ TS a Haulage Management Plan (HMP) prepared by a suitably qualified and</p>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
Ref	Condition	Timing
	<p>experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum:</p> <ul style="list-style-type: none"> i) Heavy vehicle size and load limits; ii) An estimate of the quantity of excavated / demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; iii) Designated haulage route(s) including contingency haulage for all stages of the Works, both inside and outside of the CBD; iv) Haulage times; v) An auditable process to manage, monitor and report on the compliance with the 42.5 tonne total GML (General Mass Limit) of vehicles unless otherwise permitted by DTMR; vi) Monitoring arrangements, daily metric reporting and monthly reporting to manage load limit compliance; vii) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded; viii) Contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol; ix) A communication strategy (including a community engagement plan) for routes and corridors that are being utilised for the transportation of material(s), with provision for a complaints register, and the ability to identify relevant trucks or drivers in relation to a complaint received; and x) Evidence of consultation with Council which demonstrates their support of the HMP <p>b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times.</p>	<p>b) At all times</p>
12	<p>Traffic management plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; 	<p>a) Prior to commencing work</p>

PDA Development Conditions

Ref	Condition	Timing
	<p>v) ongoing monitoring, management review and certified updates (as required); and</p> <p>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</p> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>b) During construction</p>
13	<p>Construction noise management plan</p> <p>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified RPEQ. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>

PDA Development Conditions		
Ref	Condition	Timing
14	<p>Compliance Assessment – Hoarding and Placing of Advertising Devices</p> <p>a) Submit to the EDQ DA for Compliance Assessment detailed plans of any proposed Hoarding, certified by a suitably qualified and experienced RPEQ, and any advertising devices to be placed on the proposed Hoarding.</p> <p>b) Erect the approved Hoarding in accordance with the plans approved under part a) of this condition.</p>	<p>a) Prior to erecting hoarding</p> <p>b) As required, prior to commencing works.</p>
15	<p>Structural monitoring and vibration report</p> <p>a) Submit to the EDQ TS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <p>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing:</p> <ol style="list-style-type: none"> 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; <p>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</p> <p>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</p> <p>iv) In relation to the existing Heritage Places in proximity to the excavation, the report is to provide:</p> <ol style="list-style-type: none"> A. Existing footing information (i.e. footing construction, footing depth, footing width and founding soil type and consistency); B. Evidence to demonstrate that interim differential settlements (which may be much higher than final differential settlements) have been taken into account in the predictive analysis and that suitable controls / mitigations have been considered and put in place to protect heritage and other sensitive assets or confirmation; C. Evidence that the effects of the high value of lateral retention wall movement arising from the Plaxis modelling has been considered; D. Evidence that the construction methodology has considered the effects of vibrations, arising from retention, excavation; 	<p>a) Prior to commencing work</p>

PDA Development Conditions		
Ref	Condition	Timing
	<p>E. Evidence that the limits for vibration, retention wall movements for Heritage Places close to the top of the retention structures have been determined;</p> <p>F. Points A) to E) are to be considered in the design of the construction methodology proposed shoring, underpinning and stabilisation methods;</p> <p>G. Evidence to demonstrate that all Heritage Places within the zone of influence (geotechnical and vibrations) are categorised as high risk, and protected accordingly, regardless of the existing condition of the Heritage Place; and</p> <p>v) proposed anchoring, including:</p> <ol style="list-style-type: none"> 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; <p>vi) dilapidation survey of surrounding heritage place, privately owned building and public infrastructure and details of on-going monitoring of these assets.</p> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>b) During construction</p>
16	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
Engineering		
17	<p>Excavation and basement</p> <p>a) Submit to the EDQ TS an Excavation and Basement Design Report, certified by a RPEQ, including:</p> <ol style="list-style-type: none"> i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; 	<p>a) Prior to commencing work</p>

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	<ul style="list-style-type: none"> ii) consistency with: <ol style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under 19 of this approval; 3. the Structural Monitoring and Vibration Report submitted under 15 of this approval; 4. the Rock and Ground Anchor Report submitted under 20 of this approval: iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater and; viii) Detailed Design and Construction Plans, including staging where proposed, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ TS RPEQ:</p> <ul style="list-style-type: none"> i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
18	<p>Acid sulfate soils</p> <p>a) Where on-site acid sulfate soils (ASS) are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time.</p>	<p>a) Prior to commencement of or during earthworks</p>

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	<p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
19	<p>Shoring</p> <p>a) Submit to EDQ TS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ul style="list-style-type: none"> 1. AS1726 <i>Geotechnical Site Investigation</i>; 2. AS2159 <i>Piling - Design and Installation</i>; 3. AS4678 <i>Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ul style="list-style-type: none"> 1. details on the stratigraphy, groundwater level (if relevant), excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; iii) analysis of groundwater hydrology where encountered, including: <ul style="list-style-type: none"> 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during construction 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: <ul style="list-style-type: none"> 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities and infrastructure located within 20m 	<p>a) Prior to commencing work</p>

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	<p>of works and how potential impacts will be avoided and/or mitigated;</p> <p>v) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment where ground water is encountered and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p> <p>c) Submit to EDQ TS certification that shoring works has been undertaken in accordance with part b) of this condition.</p>	<p>b) During construction</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
20	<p>Temporary rock and ground anchors</p> <p>a) Submit to EDQ TS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p>	<p>a) Prior to Commencing work</p>

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	<ul style="list-style-type: none"> i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii. where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent heritage buildings, other adjoining buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load-imposed pressure bulb: <ul style="list-style-type: none"> 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ TS RPEQ:</p> <ul style="list-style-type: none"> i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ul style="list-style-type: none"> 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: <ul style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors; and D. Heritage building foundations 	<p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p>

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	d) Submit to EDQ TS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first
21	<p>Heritage Structure Management</p> <p>a) Submit to the EDQ TS for Compliance Assessment a Heritage Management and Monitoring Plan (HMMP), certified by a RPEQ and a suitably qualified and experienced heritage specialist which addresses, but is not limited to, the following:</p> <ul style="list-style-type: none"> i. impacts of all works on the PDA significant heritage buildings; ii. engineering assessment; iii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines. iv. mitigation measures to protect heritage buildings, including the proposed hoarding (ultimate) and structural augmentation and the shoring of adjacent basements where the RPEQ deems it necessary; and v. comprehensive monitoring strategy and methodology where the RPEQ deems it necessary. <p>b) Submit to the EDQ TS a Structural Engineering Report certified by a RPEQ where the RPEQ determines it is necessary, accompanied with detailed engineering drawings and a geotechnical report demonstrating that the heritage buildings are adequately protected from damage during the works.</p> <p>c) Undertake monitoring generally in accordance with the certified methodology/program required under part a) of this condition.</p> <p>d) Submit to the EDQ TS on request survey monitoring results and an accompanying report certified by a RPEQ.</p> <p>e) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>f) Submit to the EDQ TS 'as-constructed' plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings.</p> <p>g) Complete 'make good' provisions as specified in the endorsed HMMP under part a) of this condition.</p>	<p>a) Prior to the commencement of works for the relevant stage</p> <p>b) Prior to the commencement of works</p> <p>c) As indicated</p> <p>d) As indicated</p> <p>e) Prior to commencement of use</p> <p>f) Prior to commencement of use</p> <p>g) As indicated</p>

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22	<p>Exhibition Street Roadworks and Drainage (public) – compliance assessment for part a)</p> <p>a) Submit to EDQ TS for Compliance Assessment, Exhibition Street Roadworks and Drainage Functional Layout Plans, certified by a RPEQ, in accordance with Brisbane City Council requirements, PDA Guideline No. 13 Engineering standards, and the approved plans and drawings.</p> <p>The functional layout plan must:</p> <ul style="list-style-type: none"> • Remove the existing perpendicular car parking and replace with parallel parking where possible taking into consideration the access points; • Ensure the kerb horizontal alignment is to match with the existing kerb alignment along the frontage of Omega & Belise developments; • Provide a minimum 2m unobstructed wide verge; • Provide safe transitions between the boundary interfaces and with existing building that protrudes into the road to adequate sightlines can be achieved; • provide details including hydraulic calculations of the stormwater reticulation upgrades to service the development; • provide all existing and proposed service alignments; • provide access points including tactiles paver treatments; • provide details of line-marking and signage; • provide details of the verge treatment consistent with the streetscape plan; • provide street lighting pole location; • proposed car park metering locations; • provide cross sections; • be coordinated with the streetscape plans.; • provide dimensions to for on-street car parking, carriageways, lane and verge widths; and • provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions. <p>b) Submit to EDQ TS detailed engineering design, certified by an RPEQ, that all works are generally in accordance with the endorsed Functional Layout Plans under part a) of this condition.</p>	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencing roadworks</p>

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	<p>c) Carry out roadworks and drainage works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following:</p> <ul style="list-style-type: none"> i) RPEQ certification that all roadwork and drainage has been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; and iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council for all works constructed in accordance with this condition. 	<p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>d) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
23	<p>Private laneway roadworks</p> <p>a) Submit to EDQ TS detail engineering design, certified by an RPEQ, for the private laneway roadworks between Exhibition St and Brookes St in accordance with Council TAPS policy and PDA Guideline No. 13 Engineering standards. The laneway must operate as a one way lane for local traffic with ingress from Exhibition Street and egress as a left out only onto Brookes Street. The detailed engineering design is to be generally in accordance with the approved drawings and must include as minimum the following:</p> <ul style="list-style-type: none"> i) line marking and signage details; ii) details of pavement treatments coordinated with the landscape plans; iii) long and cross sections; iv) dimensions & overlay of property boundaries; v) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions; and vi) detail of footpaths that demonstrates DDA compliance. <p>b) Carry out roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that the private laneway roadworks has been undertaken generally in accordance with part a) of this condition.</p>	<p>a) Prior to commencing roadworks</p> <p>b) During construction</p> <p>c) Prior to commencement of use</p>
24	<p>Street lighting</p> <p>Comply with parts a) and c), or parts b) and c) of this condition.</p>	

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	<p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. <p>c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council and Energex.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
25	<p>Vehicle access</p> <p>a) Construct vehicle crossovers:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a BCC standard for crossover. <p>b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
26	<p>Refuse collection</p> <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor for the proposed development</p>	<p>a) Prior to commencement of works</p>

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	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
27	<p>Car parking and service loading docks</p> <p>a) Construct, sign and delineate car parking spaces and servicing loading zones generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i>, and Council’s TAPS policy and the approved plans.</p> <p>b) Submit to EDQ TS RPEQ certification that parking and servicing facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
28	<p>Bicycle parking</p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
29	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first
30	<p>Sewer connection</p> <p>a) Submit to EDQ TS evidence that the sewer network outside of the PDA has been upgraded to service the development to the satisfaction of Urban Utilities.</p> <p>b) Connect the approved development to the sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p> <p><i>Advice Note – The Service Advice Notice provided by Urban Utilities suggests a requirement to upgrade the sewer network outside of the PDA boundary to service the development. An operational works approval will be required to be sought directly with Urban Utilities for upgrades outside of the PDA.</i></p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>

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31	<p>Stormwater connection</p> <p>Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and generally in accordance with Council's current adopted standards.</p>	Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first
32	<p>Retaining walls</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <p>i) certified to achieve a minimum 50 year design life;</p> <p>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>).</p> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
33	<p>Electricity</p> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
34	<p>Telecommunications</p> <p>a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>

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35	<p>Broadband</p> <p>a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <ul style="list-style-type: none"> (i) The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and (ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
Landscape and building works		
36	<p>Streetscape works – compliance assessment</p> <p>a) Submit to EDQ TS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with approved plans/ documents and Council's Planning Scheme Policies (as per Schedule 6 of the Brisbane City Plan), and shall include the following modifications:</p> <ul style="list-style-type: none"> i) Be coordinated with the Exhibition Street roadwork functional layout endorsed under condition 22 of this approval. ii) Be coordinated with the Landscape detailed design approved under condition 37 of this approval. <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; 2. footpath treatments including tactile paver treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or the classification of the use</p>

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	<p>this condition.</p> <p>c) Submit to EDQ TS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>under the Building Act, whichever occurs first</p> <p>c) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
37	<p>Landscape works – compliance assessment Submit to EDQ DA detailed landscape plans for compliance assessment certified by an AILA Registered Landscape Architect, for the development's landscape works. The detailed landscape plans are to be designed generally in accordance with the approved plans (as amended in red) and address the following further requirements:</p> <p>Planting – generally</p> <p>a) Provide details and locations of all plant species utilised for the development.</p> <p>Podium planters</p> <p>b) Amend and provide further details for the podium planters shown on drawing SD-015 Rev E to provide media depth of the following minimum requirements:</p> <ul style="list-style-type: none"> (i) Ground covers up to a mature height of 200mm or less – minimum 300mm; (ii) Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; (iii) Shrubs of a mature height over 200mm – minimum 500mm; (iv) Trees – minimum 1500mm. <p>c) Provide specification for the podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</p> <p>Façade planting</p> <p>d) Amend and provide further details for the planting and maintenance of the climbers on the Brookes Street façade, including:</p> <ul style="list-style-type: none"> (i) Structure – details of all elements attached to fig tree structure to support plant growth / climbing. (ii) Media type – specification of light-weight media for suitable for vertical planting on built structures. (iii) Additional media for column planting – ground level: changes to the area surrounding the 	<p>Prior to commencement of building or landscape works</p>

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	<p>middle column in drawing SD-015 Section B-B to provide and appropriate volume of media for the climbers to grow up the middle column.</p> <p>(iv) Media volume – upper levels:</p> <ul style="list-style-type: none"> A. Minimum planting depth 400mm minimum media volume. B. 100L media for every 1m² foliage at 100mm of thickness. C. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. <p>e) Provide details of the planting and irrigation systems required to support the intended landscaping on the Exhibition Street façade and southern boundary.</p> <p>Irrigation and maintenance</p> <p>f) Provide further design details for all irrigation and maintenance. Demonstrate that the planting on podium and façade will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</p> <p>All landscape detail documentation is to be prepared by a suitably qualified Registered Landscape Architect (certified by AILA), with experience in the design of green facades/walls and their associated maintenance systems.</p>	
38	<p>Landscape works – construction</p> <ul style="list-style-type: none"> a) Construct landscape works generally in accordance with the certified plans submitted under conditions 36 and 37 of this development permit. b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents. c) Submit to EDQ DA AILA certification that the landscape works have been constructed generally in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) During construction b) During construction c) Within 20 business days after landscape works are completed
39	<p>Landscape works – maintenance</p> <ul style="list-style-type: none"> a) Maintain all landscape works shown on the approved plans to the satisfaction of EDQ, replacing any dead, diseased, or damaged plants. b) In maintaining the vertical greenery on the Brookes Street façade, undertake pruning of excessive growth that obscures the visual connection between the podium levels and the street. 	At all times

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Ref	Condition	Timing
40	<p>Building and landscape works – southern boundary – compliance assessment</p> <p>a) Should a built-to-boundary wall / podium be constructed on the southern abutting premises or where the openings are otherwise required to be closed for fire rating purposes, submit to EDQ DA for compliance assessment a revised set of drawings illustrating the following:</p> <ul style="list-style-type: none"> (i) Removal of planting on the southern boundary; (ii) Installation of a fire rated wall on the southern boundary of the subject premises, compliant with the requirements of the Building Code of Australia; and (iii) Enclosure of the previously landscaped areas on the podium on the Brookes Street and Exhibition Street frontages, to the extent these areas are associated with the planting on the southern boundary. <p>b) Incorporate the requirements of part a) of this condition into the building management statement for the development, and submit to EDQ DA evidence that the requirements of this condition have been fulfilled.</p> <p>c) Undertake the works required by part a) of this condition.</p>	<p>a) At the time a Development Permit is issued for development adjoining the site to the south that authorises built-to-boundary wall/s, or where required by the Building Act</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>c) At the time the building(s) to the south of the subject site are demolished (in whole or in part) pursuant to a Development Permit that authorises built-to-boundary wall/s on the southern adjoining site</p>
41	<p>Building works – Brookes Street</p> <p>Provide a continuous awning from the southern-most edge of the awning shown on the approved drawings to the northern boundary of the premises (e.g. by overlapping the individual components of the awning).</p>	<p>Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
42	<p>Building works – internal</p> <p>a) On the ground floor, provide a clear and convenient path to the amenities from the hotel lobby, without traversing through back-of-house areas.</p> <p>b) On levels 2-4 (inclusive), provide capped plumbing and waste pipes to support the future installation of kitchen and toilet facilities.</p> <p>c) On the Lower Ground Level, Ground Level, and Levels 1-4 (inclusive), design and construct ventilation and fire safety and alarm systems to support the future enclosure of the southern façade via a built-to-</p>	<p>a) During building works</p> <p>b) During building works</p> <p>c) Prior to and during building works</p>

PDA Development Conditions		
Ref	Condition	Timing
	<p>boundary wall, as required under condition 40 of this development permit.</p> <p>d) Submit to EDQ DA evidence prepared by a suitably qualified RPEQ that the requirements of part c) of this condition have been met.</p>	<p>d) Prior to the commencement of building works.</p>
43	<p>Acoustic treatments – Compliance Assessment</p> <p>a) Submit to EDQ TS an updated acoustic report for compliance assessment, certified by a RPEQ, that includes information regarding mechanical services noise impact and mitigation strategy, having regard for the recommendations specified in Section 6 of the Acoustic Report, prepared by Acoustic Works, dated 8 Feb 2021.</p> <p>b) Construct the development to include the acoustic treatments specified in the approved acoustic report endorsed under part (a) of this condition.</p> <p>c) Submit to EDQ TS an RPEQ certification that the requirements of parts a) and b) of this condition have been satisfied.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>c) Within 20 business days of the completion of building works</p>
44	<p>Outdoor lighting</p> <p>Design, construct, and manage outdoor lighting associated with the development in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
45	<p>Electric Vehicle Charging Station</p> <p>a) Install the following:</p> <ol style="list-style-type: none"> i) Minimum one (1) Destination chargers (three phase 22kW AC charger or 25kW DC) in a visitor car park on the lower ground floor. This car park is to be reserved for short term parking, with a 1 to 3-hour time limit. ii) Electrical capacity for Basic AC charging on all non-visitor parking spaces. The Basic AC charging must be installed such that it can be readily replaced with a dedicated electric vehicle charger at a later date. iii) Electrical load control to manage development peak demand for electronic vehicle charging. <p>b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>

PDA Development Conditions		
Ref	Condition	Timing
46	<p>Sustainability and efficiency</p> <p>a) Design and construct the approved development to achieve the following sustainability rating:</p> <p>i) 4-star Green Star Design and As-built certification; or ii) 6-leaf Enviro Development certification.</p> <p>b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to and during construction</p> <p>b) Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first</p>
47	<p>Easements over infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over any infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
Infrastructure charges		
48	<p>Payment of charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. At the time of payment, submit certified construction plans to the MEDQ, detailing the GFA for calculation of final charges.</p>	<p>Prior to commencement of use or the classification of the use under the Building Act, whichever occurs first.</p>

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 ****