



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/816

14 March 2017

Destination Brisbane Consortium Integrated Resort Operations Pty Ltd ACN 608 538 638 as trustee for the Destination Brisbane Consortium Integrated Resort Operating Trust, QWB Residential Precinct Operations Pty Ltd ACN 608 792 329 as trustee for the QWB Residential Precinct Operations Trust and Jupiters Limited ACN 010 741 045
c/- Mr Ben Weaver
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4001

Dear Ben

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT (STAGED) FOR:

- **BUILDING WORK ON OR ADJACENT TO A HERITAGE PLACE - DEMOLITION OF NON-HERITAGE BUILDINGS (TO NATURAL GROUND LEVEL), INSTALLATION OF HOARDING; BRACING TO HERITAGE BUILDINGS, INSTALLATION OF VIBRATION MONITORING EQUIPMENT, INSTALLATION OF HOARDING TO HERITAGE BUILDINGS AND PARTIAL DEMOLITION OF BASEMENT STRUCTURES FOR THE PURPOSES OF INSTALLING LARGE PLANT (E.G. TOWER CRANES); AND**
- **OPERATIONAL WORK ON OR ADJACENT TO A HERITAGE PLACE - VEGETATION CLEARING, ROADWORKS, SERVICE DECOMMISSIONING AND RELOCATION, NEW SERVICES, PLACING OF ADVERTISING DEVICES, EXCAVATION FOR THE PURPOSES OF INVESTIGATION POTHoles; INSTALLATION OF LARGE PLANT (E.G. TOWER CRANES); SERVICE TRENCHES; AND POSTHOLES FOR HOARDING (ULTIMATE) BORED PIER FOOTINGS**

AT 40, 80, 100-102 AND 142 GEORGE STREET, 75, 99 AND 115 WILLIAM STREET, 15 QUEENS WHARF ROAD, 50A AND 50B MARGARET STREET, AND ROAD RESERVES FOR QUEENS WHARF ROAD, MARGARET STREET, WILLIAM STREET, GEORGE STREET, MARY STREET, ALICE STREET AND ELIZABETH STREET, BRISBANE CITY DESCRIBED AS LOT 3 ON CP882348, LOTS 1 (PART OF) AND 2 ON B32444, LOT 100 ON CP898752, LOTS 101 AND 532 ON CP905886, LOT 682 ON CP855445, LOT 532 ON CP905886, LOT 12 ON B32389, LOTS 587 AND 588 ON SL10897 AND ROAD RESERVES FOR QUEENS WHARF ROAD, PART MARGARET STREET, PART WILLIAM STREET, PART GEORGE STREET, PART MARY STREET, PART ALICE STREET AND PART ELIZABETH STREET

On 14 March 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marisa Graetz on 3452 7525.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Chemello', written over a white background.

Greg Chemello
General Manager
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Queen's Wharf Brisbane	
Site address	40, 80, 100-102 and 142 George Street, 75, 99 and 115 William Street, 15 Queens Wharf Road, 50A and 50B Margaret Street, and road reserves for Queens Wharf Road, Margaret Street, William Street, George Street, Mary Street, Alice Street and Elizabeth Street, Brisbane City	
Lot on plan description	Lot number	Plan description
	Lot 3	CP882348
	Lots 1 (part of) and 2	B32444
	Lot 100	CP898752
	Lots 101 and 532	CP905886
	Lot 682	CP855445
	Lot 532	CP905886
	Lot 12	B32389
	Lots 587 and 588	SL10897
	Road reserves for:	Queens Wharf Road, part Margaret Street, part William Street, part George Street, part Mary Street, part Alice Street and part Elizabeth Street

PDA development application details

DEV reference number	DEV2016/816
'Properly made' date	22 February 2017
Type of application	<input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input 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 checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval
Description of proposal applied for	PDA Development permit (staged) for: <ul style="list-style-type: none"> • Building work on or adjacent to a heritage place for: <ul style="list-style-type: none"> ○ Demolition of non-heritage buildings (to natural ground level); ○ Installation of hoarding; ○ Bracing to heritage buildings; ○ Installation of vibration monitoring equipment; ○ Installation of hoarding to heritage buildings; and ○ Partial demolition of basement structures for the purposes of installing large plant (e.g. tower cranes). • Operational work on or adjacent to a heritage place for: <ul style="list-style-type: none"> ○ Vegetation clearing; ○ Roadworks; ○ Service decommissioning and relocation; ○ New services; ○ Placing of advertising devices; ○ Excavation for the purposes of: <ul style="list-style-type: none"> ▪ investigation potholes; ▪ installing large plant (e.g. tower cranes); ▪ service trenches; and ▪ postholes for hoarding (ultimate) bored pier footings.

PDA development approval details

Decision of the EDQ	<p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ inclusion of postholes for hoarding (ultimate) bored pier footings into the Operational work description of works for Excavation; ▪ amendments made to Demolition works definition; ▪ amendments made to Excavation works definition; ▪ amendments made to Hoarding (ultimate) definition; ▪ inclusion of a new definition for Pre-demolition works as a new phase of development (which are a bring forward of works that were originally Demolition works); ▪ nomination of conditions applicable to the new Pre-demolition works phase; ▪ Condition 16 (Traffic management plan) — change made to the timing of compliance with this condition; ▪ Condition 23 (Archaeological management and monitoring) — changes made to the requirements for onsite archaeologists during ground disturbance in areas identified as High or Moderate Archaeological Potential only; ▪ Condition 27 — change made to the timing of compliance with this condition; ▪ inclusion of new Condition 37 related to the submission of a Pre-demolition Construction and Site Management Plan; and ▪ inclusion of Archaeology Plan Rev A, dated 15/02/2017, prepared by Destination Brisbane Consortium, as an approved plan.
Original Decision date	19 December 2016
Change to approval date	14 March 2017
Currency period	2 years from Original Decision date

Plans and documents

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

Approved plans and documents		Number	Date
1.	Archaeology Plan, prepared by Destination Brisbane Consortium	Rev A	15/02/2017
Approved plans and documents — previously approved on 19 December 2016		Number	Date
1.	IRD existing and demolition plan (showing staging for Demolition works)	4792A CPA-DRW-ARC-IRD-01201 Revision 3	23/09/2016
2.	Traffic Guidance Scheme – William Street Road Closure (showing Temporary fencing to be installed as part of the Initial traffic control works)	15BRT0531 TTM-DRW-TRF-PWD-00030 Revision E	13/12/2016
3.	Traffic Guidance Scheme – Queens Wharf Road Closure	15BRT0531 TTM-DRW-TRF-PWD-00031 Revision D	13/12/2016
4.	Traffic Guidance Scheme – Road Closure Approach Signs	15BRT0531 TTM-DRW-TRF-PWD-00032 Revision B	13/12/2016
5.	Traffic Guidance Scheme – Set up of Long Term Road Closures	15BRT0531 TTM-DRW-TRF-PWD-00033 Revision A	17/11/2016
6.	Existing Street Trees and Proposed Services Overlay	URB-DRW-LAN-PWD-60007 Revision 7	13/12/2016
7.	Existing Street Trees and Proposed Services Overlay	ND1456 URB-DRW-LAN-PWD-60008 Revision 2	13/12/2016

PREAMBLE

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

Compliance assessment

Where a PDA development condition of this PDA development approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time);
 - ii) submit to MEDQ a duly completed compliance assessment form; and
 - iii) submit to MEDQ plans/supporting information as required under the relevant condition(s) of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i) the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans or supporting information required to be submitted.
 - ii) the applicant submits plans or supporting information as required under the relevant PDA development condition for compliance assessment.
 - iii) **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans or supporting information and:
 - 1) if satisfied with the plans or supporting information as submitted – endorses the plans or supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2) if not satisfied with the plans or supporting information as submitted – notifies the applicant accordingly.
 - iv) if the applicant **is** notified under iii)2) above, revised plans or supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v) **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans or supporting information and:
 - 1) if satisfied with the revised plans or supporting information – endorses the revised plans or supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2) if not satisfied with the revised plans or supporting information as submitted – notifies the applicant accordingly.

- vi) if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv) and v) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi) above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans or supporting information.

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA development conditions, the following is a list of abbreviations and definitions utilised:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by the Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Construction works** means any works other than Initial Works or Demolition Works and includes, but is not limited to:
 - a. any work to services that is not directly required to enable Demolition Work; and
 - b. installation of monitoring devices or structural augmentation to the heritage buildings.
3. **Council** means Brisbane City Council.
4. **DEHP** means the Department of Environment and Heritage Protection.
5. **Demolition** means the demolition of all non-heritage buildings to natural ground level.
6. **Demolition works** includes the following activities directly related to Demolition:
 - a. installation of scaffold, encapsulation and propping — other than installation of scaffold where attached to the Neville Bonner Building, Executive Building, Executive Building Annex and that part of 80A George Street located over Margaret Street; and
 - b. breakdown, handling, loading, hauling and disposal of building structure other than for Pre-demolition works.
7. **Demolition works stages** means the stages nominated in the approved IRD existing and demolition plan (showing staging for Demolition works).
8. **Developer** means the Applicant or authorised representative.
9. **DILGP** means the Department of Infrastructure, Local Government and Planning.
10. **DSD** means the Department of State Development.
11. **DTMR** means the Department of Transport and Main Roads.

12. **EDQ** means Economic Development Queensland.
13. **Endorsed by the TTWG** means a tripartite endorsement of the specified document(s) or drawings(s) by the three entities which make up the TTWG.
14. **Excavation works** means excavation for the purposes of investigation potholes or boreholes; postholes for hoarding (ultimate) bored pier footings; the installation or relocation of services; or for the installation of large plant (e.g. tower crane) other than the installation of a tower crane for the Executive Building and Executive Building Annex.
15. **Heritage specialist** means an appropriately qualified person (i.e. a person who has qualifications in archaeology, architecture or history or is a member of a professional heritage organisation, for example Australia ICOMOS).
16. **Hoarding (ultimate)** means site fencing erected for the duration of the demolition works, consisting of durable MR plywood, upon which advertising devices may be affixed (subject to relevant approvals), attached to any of the following:
 - a. precast relocatable footings with a rigid steel frame;
 - b. concrete blocks with a timber or steel frame and bracing;
 - c. concrete road barriers with a timber or steel frame;
 - d. bored pier footings with a timber or steel frame; or
 - e. as otherwise endorsed by EDQ Development Assessment DILGP in accordance with condition 27.
17. **Human comfort** means the noise or vibration impact from the works is of a level, nature, character or quality that meets the noise and vibration criteria prescribed the *Environmental Protection Act 1994*.
18. **Initial works** means preparatory works required to set-up the site for Demolition. It does include the following:
 - a. establishment of security and lighting;
 - b. initial traffic control works, which includes establishment of temporary fencing (metal mesh with branded shade cloth);
 - c. initial site establishment works, including establishment of site office and amenities and the associated temporary services; and
 - d. soft stripping of buildings.
19. **MEDQ** means the Minister for Economic Development Queensland.
20. **MUTCD** means the *Manual of Uniform Traffic Control Devices*.
21. **PDA** means Priority Development Area.
22. **Pre-demolition works** includes the following activities directly related to works undertaken prior to Demolition works:
 - a. removal, breakdown*, handling, loading, hauling and disposal of external architectural embellishments including windows, sunshading devices, non-structural balconies and awnings to the Neville Bonner Building, Executive Building and Executive Building Annex;
 - b. the installation of scaffolding or gantries to the Neville Bonner Building, Executive Building, Executive Building Annex and that part of 80A George Street located over Margaret Street;

- c. the installation of man or material hoists and tower crane to the exterior of the Executive Building and Executive Building Annex;
 - d. excavation for the purposes of the installation of a tower crane to the Executive Building and Executive Building Annex; and
 - e. decommissioning of services no longer required and relocation of services as required to enable Demolition works.
- * Breakdown does not include crushing of materials on site.
23. **Public infrastructure** means assets for public use owned by Council or other public entity.
24. **QUU** means Queensland Urban Utilities.
25. **RPEQ** means Registered Professional Engineer of Queensland.
26. **Soft stripping** means the strip-out of buildings in preparation for demolition and includes the following activities:
- a. removal of asbestos and other hazardous materials;
 - b. removal of furniture, fixtures and equipment (FFE);
 - c. removal of building services infrastructure; and
 - d. removal of non-structural partitions and joinery;
- such that the bare structure remains.
27. **TGS** means Traffic Guidance Scheme.
28. **TTWG** means the Transport and Traffic Working Group, and is a working group assembled to facilitate decision making for transport and traffic related matters for the Queen's Wharf Brisbane development, and consists of representatives from Council, DTMR (including TransLink) and DSD.
29. **Vegetation** means a native tree or plant other than the following:
- a. grass or non-woody herbage;
 - b. a plant within a grassland regional ecosystem prescribed under a regulation; and
 - c. a mangrove.

PDA Development Conditions

PDA development conditions: Initial works

The below PDA development conditions 1 – 6 apply to all Initial works, except where otherwise stated.

No.	Condition	Timing
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans, reports and documents.</p>	At all times
2.	<p>Initial Traffic Control Works</p> <p>a) Construct the works generally in accordance with the following approved plans or documents:</p> <ul style="list-style-type: none"> • TTM-DRW-TRF-PWD-00030, Revision E (showing the Temporary fencing to be installed as part of the Initial traffic control works); • TTM-DRW-TRF-PWD-00031, Revision D; • TTM-DRW-TRF-PWD-00032, Revision B; and • TTM-DRW-TRF-PWD-00033, Revision A. <p>b) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans, asset register in accordance with the relevant DTMR or Council current adopted standards.</p> <p>Advice Note:</p> <ul style="list-style-type: none"> • <i>All proposed footpath and temporary road closures will require Council approval, and may require erection of additional directional / informational signage.</i> 	<p>a) No later than 2 weeks after commencement of Initial works</p> <p>b) No later than 4 weeks after completion of the Initial traffic control works</p>
3.	<p>Traffic Signal Modifications</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans certified by a suitably qualified person for traffic signal modification works and endorsed by Council or DTMR (as applicable) at the following intersections:</p> <ol style="list-style-type: none"> i) Margaret Street and William Street; ii) Margaret Street and George Street; and iii) Mary Street and George Street <p>b) Construct the works generally in accordance with the approved plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans, asset register and test results in accordance with the relevant DTMR or Council current adopted standards.</p>	<p>a) Prior to commencement of Initial works</p> <p>b) No later than 2 weeks after commencement of Initial works</p> <p>c) No later than 4 weeks after the commissioning of the interim works modified signals</p>

<p>4.</p>	<p>Initial Construction and Site Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP an Initial Construction and Site Management Plan (ICSMP), prepared by the Principal Site Contractor, that includes the following:</p> <ul style="list-style-type: none"> i) staging plan for these works; ii) loading and unloading locations for materials; iii) an estimate of the quantity of material/waste to be removed and the approximate number of heavy vehicle movements per day; iv) a complaints process procedure to be established and maintained through the course of the development; and v) waste management including the removal of asbestos in accordance with Chapter 8 Asbestos of the <i>Work Health and Safety Regulations 2011</i> (as amended) and associated guidelines. <p>Unless otherwise approved by EDQ Development Assessment, DILGP, construction hours are Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p> <p>b) Undertake all works generally in accordance with the ICMP which must be current and available on site at all times during the initial early works construction phase.</p>	<p>a) Prior to commencement of Initial works (excluding the Initial Traffic Control Works under condition 2)</p> <p>b) As indicated</p>
<p>5.</p>	<p>Out-of-Hours Works</p> <p>a) Submit to EDQ Development Assessment, DILGP for assessment all requests for Out-of-Hours construction works.</p> <p>Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <ul style="list-style-type: none"> i) reason for the request; ii) site plan(s), where applicable; iii) demonstration that the proposed works can only reasonably or safely be undertaken out of normal construction hours; iv) potential adverse impacts and proposed mitigation strategies/measures; and v) a community engagement strategy and outcomes therefrom. <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition.</p>	<p>a) No less than 10 business days prior to the proposed works, unless demonstrated mitigating circumstances deem otherwise</p> <p>b) As indicated</p>
<p>6.</p>	<p>Initial Site Establishment</p> <p>a) Submit to EDQ Development Assessment, DILGP an Initial Site Establishment Management Plan (ISEMP) prepared by the Principal Site Contractor, detailing the following:</p>	<p>a) Prior to the commencement of Initial works (excluding the Initial Traffic Control</p>

	<ul style="list-style-type: none"> i) location of the proposed Project Office; ii) parking details for workers; iii) Communication Board details, including developer, emergency contact numbers and all other relevant details, the affixing of Communication Board or any other boards shall certified by a RPEQ; iv) branding details; v) temporary lighting locations and details certified by a RPEQ; vi) interim security plan detailing site security arrangements and signage; and vii) existing services investigation. <p>b) Undertake all works generally in accordance with the ISEMP which must be current and available on site at all times during the initial early works construction phase.</p>	<p>Works under condition 2)</p> <p>b) As indicated</p>
<p>PDA development conditions: Clearing of vegetation</p>		
<p>The below PDA development conditions 7 – 10 apply to all vegetation clearing.</p>		
<p>7.</p>	<p>Carry out the approved development</p> <p>Carry out the clearing of vegetation, including the removal and disposal of all associated organic plant material above and below ground, generally in accordance with the below approved plans:</p> <ul style="list-style-type: none"> • URB-DRW-LAN-PWD-60008 Revision 2; and • URB-DRW-LAN-PWD-60007 Revision 7. 	<p>At all times</p>
<p>8.</p>	<p>Vegetation Clearing (staged)</p> <p>a) Submit to EDQ Development Assessment, DILGP a Work Method Statement (WMS), prepared by a suitably qualified person for removal of vegetation in relation to safety and protection of ground services.</p> <p>b) Undertake clearing of vegetation in accordance with the WMS which must be current and available on site at all times during the clearing of the vegetation.</p>	<p>a) Prior to commencement of all stages of vegetation clearing</p> <p>b) At all times</p>
<p>9.</p>	<p>Compliance Assessment – Street Tree Replacement Planting and associated Pedestrian Network analysis</p> <p>a) Submit to EDQ Development Assessment DILGP for compliance assessment a Street Tree Replacement Plan (STRP) detailing proposed replacement of street trees including a schedule of timing for the planting of replacement street trees. The STRP is to detail:</p> <ul style="list-style-type: none"> i) all new underground/overhead services, infrastructure and pit covers, lighting, kerbing, signage, existing trees etc.; ii) proposed tree species and container sizes; iii) proposed tree cell details and trenching for sub-pavement root growth (sectional and plan extents); 	<p>a) Within 2 months of vegetation clearing</p>

	<p>iv) protection measures for new trees during establishment; v) staging and timing for replacement planting; and vi) a street tree monitoring and maintenance program.</p> <p>b) Submit to EDQ Development Assessment DILGP for compliance assessment a Pedestrian Network analysis for those routes as nominated in the endorsed plan required in part a) of this condition.</p> <p>c) Plant replacement trees generally in accordance with the endorsed STRP required under part a) of this condition.</p> <p>Advice Note: <i>The STRP is to be in accordance with Council and industry standards, including:</i></p> <ul style="list-style-type: none"> • AS 4419-2003 Soils for landscaping and garden use; • AS 4454-2003 Composts, soil conditioners and mulches; • AS 2303-2015 Tree Stock for landscape use; and • AS 4373-2007 Pruning of amenity trees. 	<p>b) Within 24 months of the Decision Date</p> <p>c) As indicated in the endorsed STRP unless otherwise agreed by EDQ Development Assessment DILGP</p>
<p>10.</p>	<p>Out-of-Hours Works</p> <p>a) Submit to EDQ Development Assessment, DILGP for assessment all requests for Out-of-Hours construction works.</p> <p>Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <p>i) reason for the request; ii) site plan(s), where applicable; iii) demonstration that the proposed works can only reasonably or safely be undertaken out of normal construction hours; iv) potential adverse impacts and proposed mitigation strategies/measures; and v) a community engagement strategy and outcomes therefrom.</p> <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition</p>	<p>a) No less than 10 business days prior to the proposed works, unless demonstrated mitigating circumstances deem otherwise.</p> <p>b) As indicated</p>

PDA development conditions: Pre-demolition works and Demolition works

The below PDA development conditions 11, 15, 23, 24, 28 – 33 and 37 apply to all Pre-demolition works.

The below PDA development conditions 11 – 27, and 34 – 36 apply to all Demolition works.

11.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans, reports and documents.</p>	At all times
12.	<p>Certification of Operational work</p> <p>All operational work undertaken in accordance with this approval, excluding Initial works described above in PDA Development Conditions 1 to 6, must comply with all requirements of; and fulfil all responsibilities outlined in, the Certification Procedures Manual.</p>	At all times
13.	<p>Development Identification Signage</p> <p>Erect a “Development Identification Sign” on the subject property in accordance with the requirements below:</p> <ul style="list-style-type: none"> a) the sign should provide a brief description of the development proposed; b) the sign is to list the company name, general email address and a contact telephone number for the following parties that are undertaking work on the site: <ul style="list-style-type: none"> i) Developer; ii) Project Coordinator; and iii) Principal Site Contractor. c) the sign is to be positioned as follows: <ul style="list-style-type: none"> i) located centrally along each road frontage of the site to George Street, William Street and Margaret Street; ii) located on or within 1.5 metres of the road frontage; iii) mounted at least 300 millimetres above ground level; and iv) clearly visible from the street for a pedestrian; d) the sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part b) of this condition; and e) both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times. 	Prior to commencement of Demolition works and then to be maintained until completion of the development for all stages
14.	<p>Construction and Site Management Plan</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP a Construction and Site Management Plan (CSMP), prepared by the Principal Site Contractor, that provides but is not necessarily limited to the following: 	a) Prior to commencement of Demolition works or Construction works

	<ul style="list-style-type: none"> i) a site layout plan superimposed on the road plan identifying the areas to be affected by the construction and access activities; ii) loading and unloading locations for materials; iii) on-site storage and placement of materials, structures, plant and equipment on site, from time to time; iv) if applicable, any proposed arrangement utilising any part of the road reserve for construction related activities; v) an estimate of the quantity of demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; vi) location of proposed external hoardings (ultimate) and gantries; vii) location of perimeter fencing; viii) management of dust generated from the site during and outside of construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; and ix) if required, management of contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and x) a complaints process procedure, including escalation, to be established and maintained through the course of the development. <p>Where there are significant changes to any of the above, a revised CSMP must be resubmitted to EDQ Development Assessment, DILGP.</p> <p>Unless otherwise approved by EDQ Development Assessment, DILGP, construction hours are Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p>	
15.	<p>Out-of-Hours Works</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP for assessment all requests for Out-of-Hours construction works. 	<ul style="list-style-type: none"> b) At all times during Demolition works and Construction works a) No less than 10 business days prior to the proposed works, unless demonstrated mitigating

	<p>Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <ul style="list-style-type: none"> i) reason for the request; ii) site plan(s), where applicable; iii) demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours; iv) potential adverse impacts and proposed mitigation strategies/measures; and v) a community engagement strategy and outcomes therefrom. <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition</p>	<p>circumstances deem otherwise.</p> <p>b) As indicated</p>
<p>16.</p>	<p>Compliance Assessment – Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP) for compliance assessment, certified by a RPEQ (including every drawing contained in the TMP) holding a current Traffic Management Design qualification and endorsed by the TTWG.</p> <p>The TMP should 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 hours for all road users with consideration provided to nearby property accesses; ii) detailed drawings confirming the adequacy of design solutions, including sight distances and manoeuvring; iii) proposed alteration to kerb-side allocation signs and line marking (such as bus stops, loading zones and parking meters and or ticket dispensers); iv) provision of no onsite parking for workers during and outside of construction work hours; v) loading/unloading locations and volumes of heavy vehicles for materials delivery during and outside of construction work hours; vi) pedestrian, cycling and vehicle management including alternative pedestrian and cycling routes and vehicle movement, past or around the site with consideration provided to ensure continuing access to buildings/properties proximate to the site; vii) Bicentennial Bikeway to remain open/operational at all times in a similar standard to existing; viii) management of pedestrian diversion via Stephens Lane, which is to remain operational at all times where safely practicable at a similar standard to existing; 	<p>a) Prior to the erection of hoarding (ultimate)</p>

	<p>ix) vehicular access points for loading and unloading;</p> <p>x) procedure and ownership of the ongoing monitoring, management review and certified update requirements of the traffic management plan;</p> <p>xi) ownership of monitoring works or for updates, changes and non-compliance of any traffic management activities outlined in the TMP;</p> <p>xii) long term TGS prepared generally in accordance with the MUTCD for activities located within the road reserve;</p> <p>xiii) TGS for all temporary road closures at all stages of works including the requirement for closure of Margaret Street, including the section west of George Street and the ramps from the Riverside Expressway;</p> <p>xiv) lighting arrangements with no net loss of lighting in corridors where public access will continue;</p> <p>xv) vehicle cross overs in accordance with the approved plans and designed and constructed in accordance with Council adopted standards;</p> <p>xvi) from 1 January 2017 there must be no net loss of bus stops – any impacted bus stop(s) must be able to function, and pedestrian access/storage must be maintained during the demolition of the development. Accordingly, if any temporary bus stop and pedestrian access arrangements are required during the construction of the development, the applicant must reach agreement on suitable arrangements with the TransLink Division of DTMR and Council;</p> <p>xvii) no net loss of motorcycle parking and on-street parking or as otherwise agreed by the TTWG;</p> <p>xviii) methodology, staging and timing of all road closure implementations;</p> <p>xix) details of pedestrian footpath alterations/widenings; and</p> <p>xx) arrangements for continued pedestrian access to ferry terminals.</p> <p>Where there are significant changes to any of the above, a revised TMP endorsed by the TTWG will need to be resubmitted to EDQ Development Assessment</p> <p>b) Undertake all works generally in accordance with the endorsed TMP which must be current and available on site at all times.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> • <i>Traffic operational changes such as temporary and permanent lane modifications, relaxation of clearway zone hours, footpath closures and alternative kerbside parking allocations, including bus zones on roads adjoining the site will require separate approval from Council or DTMR as applicable.</i> 	<p>b) At all times during Demolition or Construction works</p>
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17.	<p>Compliance Assessment – Haulage Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Haulage Management Plan (HMP), certified by a suitably qualified person and endorsed by the TTWG.</p> <p>The HMP should include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> i) heavy vehicle size and load limits; ii) designated route(s) for all stages of the Demolition works or Construction works, both inside and outside of the CBD; iii) haulage times; iv) number of heavy vehicle movements; v) minimum requirement for a 200 metre spacing between heavy vehicles on the Riverside Expressway (including the ramps); vi) GPS provision on heavy vehicles to enable live feed (compatible with DTMR systems) and maintain a register of vehicle type with identification; vii) details of a suitable compliance strategy to control the weight of vehicles entering and leaving the site to the satisfaction of DTMR and Council (e.g. on-site weigh bridge); viii) a maximum 42.5 tonne gross vehicle mass limit, unless otherwise permitted by DTMR; ix) monitoring arrangements, daily metric reporting and weekly reporting to manage load limit compliance; x) swept path analysis for all intersections along haulage routes including intersections impacted within the CBD; xi) contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol (e.g. for loss of load or heavy vehicle breakdown on the Riverside Expressway); and xii) communication strategy (including a community engagement plan) with provision for a complaints register. <p>b) Undertake all haulage generally in accordance with the endorsed HMP which must be current and available on site at all times.</p> <p>c) Submit to EDQ Development Assessment, DILGP on a weekly basis or on specific request by EDQ HMP monitoring results certified by a suitably qualified person.</p>	<p>a) Prior to commencement of Demolition works or Construction works</p> <p>b) At all times during Demolition or Construction works</p> <p>c) As indicated</p>
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<p>18.</p>	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <p>i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and</p> <p>ii) Best Practice Erosion and Sediment Control (International Erosion Control Association).</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p> <p>c) Monitor the area under the Riverside Expressway for erosion attributable to the Demolition works or Construction works and as necessary rehabilitate affected areas.</p>	<p>a) Prior to commencement of works for each Demolition works stage</p> <p>b) At all times during Demolition works and Construction works</p> <p>c) At all times during Demolition works and Construction works</p>
<p>19.</p>	<p>Acid Sulfate Soils</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <p>i) prepared generally in accordance with the State Planning Policy, July 2014 (as amended from time to time) and relevant guidelines, including Queensland Acid Sulphate Soils Technical Manual; and</p> <p>ii) certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) At all times</p> <p>b) As necessary during site works</p>
<p>20.</p>	<p>Stormwater Management</p> <p>a) Submit to EDQ Development Assessment, DILGP a site based Stormwater Management Plan (SWMP) certified by a RPEQ which addresses the following:</p> <p>i) management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and</p> <p>ii) management (including monitoring) of stormwater discharge to the river in accordance with the Brisbane River Estuary Environmental Values and</p>	<p>a) Prior to commencement of Demolition or Construction works</p>

	<p>Water Quality Objectives July 2010.</p> <p>b) Implement the recommendations contained in the certified SWMP required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all treatments and measures recommended in the certified SWMP have been implemented and constructed into the development.</p> <p>d) Submit to EDQ Development Assessment, DILGP on request (e.g. following a rainfall event) by EDQ water quality monitoring results.</p>	<p>b) As required by the certified SWMP</p> <p>c) Prior to commencement of Demolition works or Construction works</p> <p>d) As indicated</p>
21.	<p>Waste Management</p> <p>a) Submit to EDQ Development Assessment, DILGP a Waste Management Plan (WMP) for the Demolition works including hazardous waste storage and transportation prepared by the Principal Site Contractor.</p> <p>b) Implement the recommendations of the plan required under part a) of this condition.</p>	<p>a) Prior to commencement of Demolition or Construction works</p> <p>b) At all times during Demolition and Construction works</p>
22.	<p>Temporary Vehicle Crossings</p> <p>Temporary vehicle crossings providing ingress/egress to the site must be designed and constructed in such a manner so as to provide protection (which may include the removal and re-instatement) to the original Brisbane tuff kerbing.</p>	<p>At all times</p>
23.	<p>Excavation: Archaeological Management and Monitoring</p> <p>a) Where excavation or disturbance of the existing ground surface is proposed, the following must be undertaken:</p> <p>i) prior to the commencement of excavation works (i.e. excavation pits and boreholes) the proposed works must be accurately plotted on a current cadastral plan and submitted to EDQ Development Assessment, DILGP;</p> <p>ii) all staff working on the site must undertake a heritage induction which includes advice on anticipated archaeological finds;</p> <p>iii) a senior archaeologist must be directly on-site at all times during any excavation works that extend beyond the level of previous ground disturbance associated with existing structures or services in areas identified as High or Moderate Archaeological Potential on the approved Archaeology Plan Rev A, dated 15/02/2017 to</p>	<p>a) Prior to commencement of excavation works</p>

	<p>ensure that excavations are cleaned and inspected every 10cm (minimum), excluding boreholes. Within areas identified as Low to Nil Archaeological Potential on the approved Archaeology Plan Rev A, dated 15/02/2017 an archaeologist is not required to be directly on site during any excavation work. A senior archaeologist must be directly on site during all initial ground breaking works in areas identified as High or Moderate Archaeological Potential on the approved Archaeology Plan Rev A, dated 15/02/2017 to determine the extent of previous disturbance;</p> <ul style="list-style-type: none"> iv) a senior archaeologist must inspect the core samples from all boreholes at the completion of boreholing; v) should archaeological deposits be encountered that are known or suspected to pre-date 1880's (based on stratigraphy, artefact type and/or datable evidence), work in that area must cease immediately and the excavation sealed with clean following preliminary recordings and the discovery reported to EDQ Development Assessment, DILGP; vi) extracted sediment that contains or is reasonably suspected of containing significant artefactual material should be set aside in a systematic manner for subsequent sieving and recovery of small artefactual material; and vii) the stratigraphic profile any pits/boreholes should be recorded and findings included in an excavation report to be provided to EDQ Development Assessment, DILGP within 20 business days of completion of works. <p>b) Undertake the excavation works generally in accordance with the endorsed plan required under part a) of this condition.</p> <p>Advice Note: <i>All archaeological artefacts and/or underwater cultural heritage artefacts which are discovered require handling in accordance with s.89 of the Queensland Heritage Act 1998.</i></p>	<p>b) As required</p>
<p>24.</p>	<p>Basement Penetrations</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP, a structural design, designed and certified by a RPEQ for any plant penetrations required to or through the existing building basements for the purposes of the installation of large plant (e.g. tower cranes) associated with Demolition Works. <p>Penetrations are to be the minimum required for the safe operation of the plant. All stormwater entering the</p>	<p>a) Prior to commencement of Demolition works</p>

	<p>basements via these penetrations is to be managed in accordance with the site based Stormwater Management Plan under Condition 20.</p> <p>b) Undertake all works generally in accordance with part a) of this condition.</p>	<p>b) As required</p>
25.	<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 within or external to the site. 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>	<p>No later than 30 business days after damage occurs, unless otherwise agreed in writing by EDQ Development Assessment, DILGP</p>
26.	<p>Compliance Assessment – Landscaping of Vacant Site</p> <p>If construction for any subsequent approved development does not commence within 6 months of the completion of any stage of the Demolition works then:</p> <p>a) submit to EDQ Development Assessment, DILGP for compliance assessment a landscape plan; and</p> <p>b) undertake works in accordance with the endorsed plan required under part a) of this condition.</p>	<p>a) Within 30 business days of the completion of any stage of Demolition works, unless otherwise agreed in writing by EDQ Development Assessment, DILGP</p> <p>b) No later than 6 months from the date of endorsement of the landscape plan</p>
27.	<p>Compliance Assessment – Hoarding (ultimate) and Placing of Advertising Devices</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed plans of proposed hoarding (ultimate) certified by a RPEQ and any advertising devices, for all stages of hoarding on the subject site.</p> <p>b) Undertake all works generally in accordance with part a) of this condition prior to the commencement of Demolition works.</p>	<p>a) Prior to the erection of Hoarding (ultimate) and to be maintained</p> <p>b) As required, and to be maintained for the duration of the works</p>
28.	<p>Water Reticulation</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, for every stage endorsed by QUU, for all water reticulation works including connections.</p>	<p>a) Prior to commencement of works for the relevant stage</p>

	<p>b) Where the works are undertaken by the Developer, construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Where the works are undertaken by the Developer, submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU's current adopted standards.</p>	<p>b) As required</p> <p>c) Prior to acceptance 'on-maintenance' for the relevant stage</p>
29.	<p>Sewer Reticulation</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans for every stage, endorsed by QUU for all sewer reticulation works including connections.</p> <p>b) Where the works are undertaken by the Developer, construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Where the works are undertaken by the Developer, submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with QUU's current adopted standards.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) As required</p> <p>c) Prior to acceptance 'on-maintenance' for the relevant stage</p>
30.	<p>Electrical Reticulation Modifications</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, for every stage, endorsed by Energex, for all electrical reticulation works being undertaken by the developer.</p> <p>b) Where the works are undertaken by the Developer, construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Where the works are undertaken by the Developer, submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register and test results in accordance with Energex current adopted standards</p> <p>Advice Note:</p> <ul style="list-style-type: none"> • <i>Electrical services modified during Demolition works shall cause minimal disruption to the lighting on the Riverside Expressway, ferry terminal and Bicentennial Bikeway.</i> • <i>Associated works must be certified by a RPEQ.</i> 	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) As required</p> <p>c) Prior to acceptance 'on-maintenance' for the relevant stage</p>
31.	<p>Gas Services Modifications</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, for every stage, endorsed by APA, for all gas reticulation works, being</p>	<p>a) Prior to commencement of works for the relevant stage</p>

	<p>undertaken by the developer.</p> <p>b) Where the works are undertaken by the Developer, construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Where the works are undertaken by the Developer, submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register and test results in accordance with APA current adopted standards.</p> <p>Advice Note: <i>Associated civil works must be certified by a RPEQ.</i></p>	<p>b) As required</p> <p>c) Prior to acceptance 'on-maintenance' for the relevant stage</p>
32.	<p>Telecommunication Services Modifications</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, for every stage, endorsed by the relevant service provider, for all telecommunication works, being undertaken by the developer.</p> <p>b) Where the works are undertaken by the Developer, construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Where the works are undertaken by the Developer, submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register and test results in accordance with the relevant service provider current adopted standards.</p> <p>Advice Note: <i>Associated civil works must be certified by a RPEQ.</i></p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) As required</p> <p>c) Prior to acceptance 'on-maintenance' for the relevant stage</p>
33.	<p>Decommissioning of Building Service</p> <p>a) Submit to EDQ Development Assessment, Work Method Statements prepared by a suitably qualified person and Technical Specifications certified by a RPEQ in accordance with the current standards of the relevant authority.</p> <p>b) Undertake decommissioning of service connections in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of Demolition works or Construction works</p> <p>b) As indicated</p>
34.	<p>Demolition Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP an updated site based Demolition Management Plan (DMP), prepared by the principal site contractor, that meets the requirements of the <i>Queensland Demolition Work – Code of Practice 2013</i> and <i>AS 2601: The demolition of structures</i> and incorporates the</p>	<p>a) Prior to commencement of Demolition works or Construction works</p>

	<p>recommendations of the management plans required under Conditions 35 and 36.</p> <p>The DMP shall also include a Demolition Work Method Statement/Plan which addresses specific work methods designed to protect the Riverside Expressway and the heritage assets.</p> <p>Unless otherwise approved by EDQ_Development Assessment, DILGP, hours of construction are Monday to Saturday 6.30am to 6.30pm, excluding public holidays.</p> <p>b) Undertake all works generally in accordance with the DMP which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during Demolition works or Construction works</p>
<p>35.</p>	<p>Compliance Assessment – Noise and Vibration Management</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment an updated Noise and Vibration Management Plan (NVMP), certified by a RPEQ and/or a suitably qualified and experienced person which addresses the following in relation to environmental and human comfort:</p> <ul style="list-style-type: none"> i) predictive modelling based on actual demolition equipment and methods and based on actual geotechnical conditions on site to forecast what vibrations can be expected during construction; ii) target noise and vibration levels; iii) predicted zone of influence outside of the site boundary (including noise zones, structural and comfort vibration zones); iv) relevant noise and vibration sensitive receivers; v) stakeholder engagement arrangements; vi) significant equipment to be used and (noise/vibration) source levels; vii) predicted impact and time frames; viii) noise and vibration monitoring; ix) complaint handling and recording; x) contingency plans for noise and vibration breaches; and xi) mitigation strategies and measures to be employed. <p>b) Submit to EDQ Development Assessment, DILGP for compliance assessment an updated Noise and Vibration Management Plan (NVMP), certified by a RPEQ and/or a suitably qualified and experienced person which addresses the following in relation to structural aspects:</p> <ul style="list-style-type: none"> i) predictive modelling based on actual demolition equipment and methods and based on actual geotechnical conditions on site to forecast what 	<p>a) Prior to commencement of Demolition or Construction works</p> <p>b) Prior to commencement of Demolition or Construction works</p>

	<p>vibrations can be expected during construction;</p> <ul style="list-style-type: none"> ii) a baseline vibration survey of site; iii) categorisation of heritage assets and other sensitive assets in terms of importance of protection against vibration; iv) detailed description of proposed monitoring regime, including monitoring locations and measurement devices (seismographs, tilt plates, inclinometers, extensometers, bolts, utility monitors); and v) a detailed Vibration Management Plan for enacting Alarm/Alert and Trigger values in “real time” for all measurements. <p>c) Undertake noise and vibration management works, including measurement and monitoring generally in accordance with the recommendations in the endorsed NVMP required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP on request noise and vibration monitoring results with an accompanying report certified by a RPEQ or a suitably qualified and experienced person.</p>	<p>c) At all times during Demolition or Construction works</p> <p>d) As indicated</p>
<p>36.</p>	<p>Compliance Assessment – Heritage Structure Management</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP for compliance assessment an updated 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: <ul style="list-style-type: none"> i) impacts of demolition and any Excavation works on heritage buildings; ii) structural engineering assessment including detailed dilapidation reports for all heritage buildings and where required surrounding non-heritage buildings; 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; v) comprehensive monitoring strategy and methodology; vi) a Maintenance and Security Plan for each heritage structure during the works; vii) make good provisions on completion of works, or as otherwise agreed to by EDQ Development Assessment DILGP; viii) no fixings are to be attached to the face of the Stephens Lane retaining wall or penetrate the 	<ul style="list-style-type: none"> a) Prior to commencement of Demolition works or Construction works

	<p>capping. Any damage caused to the Stephens Lane retaining wall must be appropriately rectified;</p> <p>ix) Demolition works associated with the Neville Bonner building must not encroach on the area of the heritage boundary for the former DPI Building (QHR 601093), being Lot 3 on CP882348;</p> <p>x) prior to removal of the current Printery courtyard surface, an archival recording and measured drawings must be undertaken;</p> <p>xi) a post-excavation dilapidation report must be submitted upon completion of the early works program;</p> <p>xii) any proposal to add additional structural bracing, which does not form part of this PDA development approval, must be submitted for approval prior to being installed;</p> <p>xiii) the Government Printery connection to the Executive Annexe, which abuts the southern façade of the George Street Printery wing must be overseen by a suitably qualified heritage consultant and demolition must be undertaken by hand. Any damage to be reported to EDQ Development Assessment, DILGP as soon as practicable. Damage must be appropriately rectified;</p> <p>xiv) fire protection services to all heritage places must be maintained (power/water). If new services are deemed necessary, details must be provided to EDQ Development Assessment, DILGP outlining the impact on heritage places;</p> <p>xv) fixings to restrain steel members where required must be located in mortar joints. Any damage is to be appropriately rectified; and</p> <p>xvi) neoprene pads must be installed in all locations where steel bracing will come into contact with building fabric.</p> <p>b) Submit to EDQ Development Assessment, DILGP for compliance assessment a Structural Engineering Report by a RPEQ, accompanied with detailed engineering drawings and a geotechnical report demonstrating that the heritage buildings are adequately protected from damage during the demolition, basement excavation and basement shoring.</p> <p>c) Undertake survey monitoring generally in accordance with the certified methodology/program required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP on request survey monitoring results and an accompanying report certified by a RPEQ.</p>	<p>b) Prior to commencement of Demolition works or Construction works</p> <p>c) For the duration of the Demolition works</p> <p>d) For the duration of the Demolition works</p>
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	<p>e) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>f) Submit to EDQ Development Assessment, DILGP '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>Advice Notes:</p> <ul style="list-style-type: none"> • All fabric removed from a heritage place must be catalogued, numbered and stored for reinstatement. • Any proposal to add additional structural bracing which does not form part of this current approval should be submitted for development approval prior to it being installed. 	<p>e) At all times</p> <p>f) No later than 2 weeks after the completion of the works</p> <p>g) Prior to commencement of use or as otherwise agreed to by EDQ Development Assessment DILGP</p>
37.	<p>Pre-demolition works Construction and Site Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Pre-Demolition Works Construction and Site Management Plan (PDW CSMP), prepared by the Principal Site Contractor, that provides but is not necessarily limited to the following:</p> <ol style="list-style-type: none"> staging plan for the Pre-demolition works; loading and unloading locations for materials; an estimate of the quantity of material/waste to be removed and the approximate number of heavy vehicle movements per day; an estimate of the quantity and type of material to be broken down on site; hoarding, scaffolding and gantry plans certified by RPEQ or suitably qualified person; measures to protect the Riverside Expressway from the works; a complaints process procedure to be established and maintained through the course of the development; waste management including the removal of asbestos in accordance with Chapter 8 Asbestos of the <u>Work Health and Safety Regulations 2011</u> (as amended) and associated guidelines; and a detailed plan showing protection measures for stormwater pits is required for all impacted stormwater pits for William Street and Queens Wharf Road. <p>Where there are significant changes to any of the above, a revised PDW CSMP must be resubmitted to EDQ Development Assessment, DILGP.</p>	<p>a) Prior to the commencement of Pre-demolition works</p>

	<p>Unless otherwise approved by EDQ Development Assessment, DILGP, construction hours are Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p> <p>b) Undertake all works generally in accordance with the PDW CSMP which must be current and available on site at all times during the construction phase.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> • <i>This approval does not authorise/approve any hoarding (ultimate) or gantry to be located or erected on any part of the Riverside Expressway. A proposal for a hoarding or gantry on the Riverside Expressway will require consideration of a separate, specific application to DTMR under the Transport Infrastructure Act 1994.</i> • <i>Traffic operational changes such as temporary and permanent lane modifications, relaxation of clearway zone hours, footpath closures and alternative kerbside parking allocations, including bus zones on roads adjoining the site will require separate approval from Council or DTMR as applicable.</i> 	<p>b) As required, and to be maintained for the duration of the works</p>
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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.

Advice Note:

- *This approval does not authorise services to be attached or installed within the Riverside Expressway infrastructure, including any drilling or any other works which are in physical contact with the Riverside Expressway.*
- *If works will affect or are located in a state-controlled road corridor, then they must be planned and executed to comply with the requirements/standards set out in "Installation of Utility Services within the Boundaries of State-controlled roads", Metropolitan Region US03P".*

**** End of Package ****