



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2012/397

28 September 2017

Cintra Property Pty Ltd  
c/- Mr David Carter  
David Carter Architect  
37 Manly Road  
MANLY QLD 4179

Dear David

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (67 DWELLING UNITS [STAGE 1] AND 101 DWELLING UNITS [STAGE 2]), COMMERCIAL AND RETAIL WITHIN A HERITAGE PLACE (316M<sup>2</sup>) AND BUILDING WORKS FOR PARTIAL DEMOLITION AND EXTENSION WORKS TO A HERITAGE PLACE AT 23-35 AND 39 ABBOTSFORD ROAD AND 28 CINTRA ROAD, BOWEN HILLS DESCRIBED AS LOTS 2, 3 AND 6 ON RP10087, LOTS 1 AND 2 ON RP10092, LOT 1 ON RP10091, LOT 17 ON RP47816 AND LOT 4 ON RP40430**

On 28 September 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant part of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyfe on 3452 7167.

Yours sincerely

Beatriz Gomez  
**Director, EDQ Development Assessment**

Minister for Economic Development  
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## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	23-35 and 39 Abbotsford Road and 28 Cintra Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 2	RP10087
	Lot 3	RP10087
	Lot 6	RP10087
	Lot 1	RP10092
	Lot 2	RP10092
	Lot 1	RP10091
	Lot 17	RP47816
	Lot 4	RP40430
PDA development application details		
DEV reference number	DEV2012/397	
'Properly made' date	8 May 2017	
Type of application	<div style="margin-left: 20px;"> <input type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Changing a PDA development approval <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input checked="" type="checkbox"/> Building work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> </div> </div>	

Description of proposal applied for	<ul style="list-style-type: none"> <li>• <i>Development Permit for Material Change of use for Multiple Residential (67 dwelling units [Stage 1] and 101 dwelling units [Stage 2]), Commercial and Retail within a Heritage Place (316m<sup>2</sup>)</i></li> <li>• <i>Development Permit for Building Works for partial demolition and extension works to a Heritage Place</i></li> </ul>
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#### PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant part of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ Architectural design changes</li> <li>▪ Reduction of 6 dwelling units in Stage 1</li> <li>▪ Altered dwelling unit mix</li> <li>▪ Reduction of 79m<sup>2</sup> Gross Floor Area</li> <li>▪ Reduction in plot ratio to 3.20</li> <li>▪ Reduction of 9 car spaces</li> <li>▪ Reconfiguration of basement carpark and inclusion of additional basement level under Stage 2 building</li> <li>▪ Waste vehicle now accommodated within Stage 1</li> <li>▪ Relocation of services to within Stage 1</li> <li>▪ Relocation of pool area within Stage 1</li> <li>▪ Minor rear boundary setback reduction</li> <li>▪ Stage 1 lobby reconfigured</li> <li>▪ Removal of pedestrian link between Stage 1 and Heritage Place</li> <li>▪ Inclusion of conditions 34-37 regarding the Heritage Place</li> <li>▪ Clarification of aspect of development to identify Building Works within the description</li> <li>▪ Compliance Assessment Stormwater management condition included</li> <li>▪ Update to the timing of conditions to reflect staged development</li> <li>▪ Update of Infrastructure Contributions condition to reflect the current Infrastructure Funding Framework</li> </ul>
Original Decision date	30 May 2014
1 <sup>st</sup> Change to approval date	9 April 2015
2 <sup>nd</sup> Change to approval date	27 October 2015
3 <sup>rd</sup> Change to approval date	27 April 2016
4 <sup>th</sup> Change to approval date	28 September 2017
Currency period	7 years from Original decision date

## Plans and documents

The term 'plans and documents' or similar expressions mean the plans and documents approved by the MEDQ and referred to in the PDA development conditions detailed below.

Plans and documents approved on 28 September 2017		Number (if applicable)	Date (if applicable)
1.	Development Schedule 1.01	1.01, Revision D	01/09/2017, Amended in red 22/09/2017
2.	Site Plan	TP01, Revision D	31/08/2017, Amended in red 22/09/2017
3.	Basement 02 Plan	TP02, Revision D	31/08/2017
4.	Basement 01 Plan	TP03, Revision D	31/08/2017, Amended in red 22/09/2017
5.	Ground Floor Plan	TP04, Revision D	31/08/2017, Amended in red 22/09/2017
6.	Level 01 Plan	TP05, Revision D	31/08/2017, Amended in red 22/09/2017
7.	Level 02-03 Typ Plan	TP06, Revision D	31/08/2017, Amended in red 22/09/2017
8.	Level 05 Plan	TP07, Revision D	31/08/2017, Amended in red 22/09/2017
9.	Level 06-08 Plan	TP08, Revision D	31/08/2017, Amended in red 22/09/2017
10.	Level 09 Plan	TP09, Revision D	31/08/2017, Amended in red 22/09/2017
11.	Roof Plan	TP10, Revision D	31/08/2017, Amended in red 22/09/2017
12.	West Elevation	TP12, Revision D	31/08/2017, Amended in red 22/09/2017
13.	North Elevation	TP13, Revision D	31/08/2017, Amended in red 22/09/2017
14.	East Elevation	TP14, Revision D	31/08/2017, Amended in red 22/09/2017
15.	Courtyard Sections and South Elevation (North Tower)	TP15, Revision D	31/08/2017, Amended in red 22/09/2017
16.	Sections	TP16, Revision D	31/08/2017, Amended in red 22/09/2017
17.	Sections through carpark	TP17, Revision D	31/08/2017, Amended in red 22/09/2017
18.	Courtyard Plan	TP18, Revision D	31/08/2017
19.	Courtyard Detail Plan	TP18, Issue AA	22/04/2016, Amended in red 22/09/2017

20.	Level 01 Plan	TP19, Revision D	31/08/2017, Amended in red 22/09/2017
21.	Level 02-03 Typical Plan	TP20, Revision D	31/08/2017, Amended in red 22/09/2017
22.	Level 05 Plan	TP21, Revision D	31/08/2017, Amended in red 22/09/2017
23.	Level 06-08 Typical Plan	TP22, Revision D	31/08/2017, Amended in red 22/09/2017
24.	Level 09 Plan	TP23, Revision D	31/08/2017, Amended in red 22/09/2017
25.	Level 1 Plan	TP301, Issue D	Amended in red 22/09/2017
26.	Level 2 Plan	TP302, Issue D	Amended in red 22/09/2017
27.	Level 3 Plan	TP303, Issue D	Amended in red 22/09/2017
28.	Level 5 Plan	TP304, Issue D	Amended in red 22/09/2017
29.	Level 6 Plan	TP305, Issue D	Amended in red 22/09/2017
30.	Level 7 Plan	TP306, Issue D	Amended in red 22/09/2017
31.	Level 8 Plan	TP307, Issue D	Amended in red 22/09/2017
32.	Level 9 Plan	TP308, Issue D	Amended in red 22/09/2017
33.	Roof Plan	TP309, Issue D	Amended in red 22/09/2017
34.	East & West Elevation	TP310, Issue D	Amended in red 22/09/2017
35.	North & South Elevation	TP311, Issue D	Amended in red 22/09/2017
36.	Courtyard Elevations	TP312, Issue C	Amended in red 22/09/2017
37.	Sections	TP313, Issue D	Amended in red 22/09/2017
38.	Sections through carpark	TP315, Issue D	Amended in red 22/09/2017
39.	Proposed House Plans 1	TP101, Revision D	31/08/2017, Amended in red 22/09/2017
40.	Proposed House Plans 2	TP102, Revision D	31/08/2017, Amended in red 22/09/2017
41.	Proposed House Details 1	TP106, Revision D	31/08/2017
42.	Proposed House Details 2	TP107, Revision D	31/08/2017
43.	Landscape Concept Package, prepared by Conlon Group	Issue C	September 2017, Amended in red 22/09/2017
<b>Plans and documents previously approved on 27 April 2016 and still applicable to this approval.</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
44.	Building B Room Layouts – Level 1	TP23, Issue AA	22/04/16
45.	Building B Room Layouts – Level 2-5 Typical Floor	TP24, Issue AA	22/04/16

46.	Building B Room Layouts – Level 6-7 Typical Floor	TP25, Issue AA	22/04/16
47.	Building B Room Layouts – Level 8	TP26, Issue AA	22/04/16
48.	Building B Room Layouts – Level 9	TP27, Issue AA	22/04/16
49.	Staging Plan	TP28, Issue AA	22/04/16
<b>Plans and documents previously approved on 27 October 2015 and still applicable to this approval.</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
50.	Heritage House Elevations	TP 103, Issue I	20/10/2015
51.	Heritage House Colour Scheme	TP 104, Issue I	20/10/2015
52.	Heritage House Details	TP 105, Issue I	20/10/2015
53.	Abbotsford House Movement Diagram	TP 108, Issue I	20/10/2015
<b>Plans and documents previously approved on 9 April 2015 and still applicable to this approval.</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
54.	Heritage Colour Scheme, prepared by Sally Osborne	–	02/03/15
55.	Site Plan & Notes Existing & Demolition Drawings	TP 110, Issue E	04/03/15
56.	Ground Floor Plan Existing & Demolition Drawings	TP 111, Issue E	04/03/15
57.	Section A Existing & Demolition Drawings	TP 112, Issue E	04/03/15
58.	Elevations Existing & Demolition Drawings	TP 113, Issue E	04/03/15
59.	Elevations Existing & Demolition Drawings	TP 114, Issue E	04/03/15
60.	Noise Assessment Report, prepared by Noise Measurement Services	Report 3007, Revision 1	3 <sup>rd</sup> December 2014

## PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

### Compliance assessment

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

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

- approval (or element of the condition) is determined to have been met; or
2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

## ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means the Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities
10. **RPEQ** means Registered Professional Engineer of Queensland.



## PDA Development Conditions

No.	Condition	Timing
<b>General / Planning</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	<b>Certification of Operational Works</b>  Operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings and documents, and any relevant Council engineering or other approval required by the conditions.	As indicated
4.	<b>Titling arrangement</b>  Development subject to this approval cannot straddle a common boundary.	At all times
5.	<b>Approval of 'as constructed' sustainable design</b>  a) Ensure the development can achieve an average NatHERS rating of 7.5 stars.  b) Submit to EDQ Development Assessment, DILGP written evidence, from a suitably qualified sustainability professional, that the development has been constructed to meet part a) of this condition.	a) Prior to commencement of building works of each stage  b) Prior to commencement of use of each stage
6.	<b>Affordable Housing</b>  Submit to EDQ Development Assessment, DILGP, written evidence that each stage of the development delivers 5% of the housing stock as affordable units in accordance with EDQ Guideline no.16 Housing.	Prior to commencement of use of each stage
7.	<b>Accessible Housing</b>  Submit to EDQ Development Assessment, DILGP, written evidence that each stage of the development delivers 10% accessible units.	Prior to commencement of use of each stage

Architecture and Design		
8.	<p><b>Compliance Assessment – Architectural Plans</b></p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment, an amended Basement 01 Plan TP03, Ground Floor Plan TP04, Level 01 Plan TP05 and Level 01 Plan TP19 identifying a 3m side setback along the full length of the northern boundary of the Stage 1 building. The setback is to be free from all protrusions including but not limited to:</p> <ul style="list-style-type: none"> <li>i. built form;</li> <li>ii. terraces, balconies and structures;</li> <li>iii. service enclosures (excluding Padmount Transformer; and</li> <li>iv. retaining walls (excluding landscaped retaining walls).</li> </ul> <p>b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of site works for Stage 1</p> <p>b) Prior to commencement of use of the relevant stage</p>
9.	<p><b>Submit External Details</b></p> <p>Submit to EDQ Development Assessment, DILGP, further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans.</p>	<p>Prior to commencement of building works for each stage</p>
Engineering		
10.	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul>	<p>a) Prior to commencement of site works for each stage</p>

	<p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
11.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment, staging, etc;</li> <li>iv. ongoing monitoring, management review and certified updates (as required);</li> <li>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ul> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
12.	<p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Development”</i>.</p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans;</li> <li>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iv. provide full details of any areas where surplus soils are to be stockpiled.</li> </ul> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) Prior to commencement of use of each stage</p>

	c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use of each stage
13.	<b>Vehicle Access</b>  Design and construct vehicle crossovers, including entry/exit signage, generally in accordance with the approved plans and with Council's adopted standards.	Prior to commencement of use of each stage and to be maintained
14.	<b>Car Parking</b>  a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans and documents.  b) Car parking spaces are to be designed in accordance with <i>AS2890.1 – 2004 - Off Street Car Parking</i> .	Prior to commencement of use of each stage and to be maintained
15.	<b>Bicycle Parking</b>  a) Provide bicycle parking spaces delineated and signed generally in accordance with the approved plans and documents.  b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> .	Prior to commencement of use of each stage and to be maintained
16.	<b>Refuse Collection</b>  Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use of each stage
17.	<b>Sewer</b>  a) Submit to EDQ Development Assessment, DILGP a Sewer Network Analysis, endorsed by QUU, that the site can be serviced by sewer.  b) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, to upgrade the existing sewer reticulation, in accordance with part a) of this condition.  c) Construct the upgraded sewer system and connections in accordance with the certified plans required in part (b) of this condition.  d) Submit to EDQ Development Assessment, DILGP 'As Constructed' drawings certified by an RPEQ confirming all works have been completed in	a) Prior to commencement of site works for Stage 1  b) Prior to commencement of sewer works for each stage  c) Prior to commencement of use for each stage  d) Prior to commencement of use for each stage

	accordance with the certified plans.	
18.	<p><b>Water</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a Water Network Analysis, endorsed by QUU that the site can be serviced by water.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, to upgrade the existing water reticulation, in accordance with part a) of this condition.</p> <p>c) Construct the upgraded water system and connections in accordance with the certified plans required in part (b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP 'As Constructed' drawings certified by an RPEQ confirming all works have been completed in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works for Stage 1</p> <p>b) Prior to commencement of water reticulation works for each stage</p> <p>c) Prior to commencement of use for each stage</p> <p>d) Prior to commencement of use for each stage</p>
19.	<p><b>Compliance Assessment – Stormwater management</b></p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment a Stormwater Management Plan for quantity and quality, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quality</i>.</p> <p>The Stormwater Management Plan must detail the proposed method to relocate the existing overland flow path through the site, including calculation of the volumes and height up to the 1% AEP with a 'no worsening' to upstream or downstream properties.</p> <p>The Stormwater Management Plan must be generally in accordance with the Architectural Plans required by Condition 8a) of this approval.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed stormwater management system generally in accordance with the endorsed report required by part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required by part b) of this condition.</p> <p>d) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p> <p>d) Prior to commencement of use for the relevant</p>

	certified plans required by part a) of this condition.	stage
20.	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use of each stage and to be maintained
21.	<p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DILGP either:</p> <ul style="list-style-type: none"> <li>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead, where agreed to by Council, is available to the development; or</li> <li>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</li> </ul>	Prior to commencement of site works of each stage
22.	<p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	Prior to commencement of site works of each stage
23.	<p><b>Broadband</b></p> <p>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of site works of each stage
24.	<p><b>Gas</b></p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.</p>	Prior to commencement of site works of each stage

25.	<b>Damage and Repairs</b>  Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainage lines) that occurred during any works carried out in association with the approved development.	Prior to commencement of use of each stage
<b>Landscape and Environment</b>		
26.	<b>Landscape Works</b>  a) Submit to EDQ Development Assessment, DILGP, detailed landscape plans certified by an AILA registered Landscape Architect for improvement works within the proposed development generally in accordance with the following: <ul style="list-style-type: none"> <li>i. Landscape Concept Package, prepared by Conlon Group, Issue C, dated September 2017, Amended in red 22/9/2017.</li> </ul> b) Construct the works generally in accordance with the certified plans required by part a) of this condition. c) Provide verification that an AILA registered Landscape Architect has inspected the works and found them to have been completed generally in accordance with the certified plans required by part a) of this condition.	a) Prior to commencement of landscape works for each stage  b) Prior to commencement of use in each stage and to be maintained  c) Prior to commencement of use in each stage
27.	<b>Compliance Assessment – Streetscape Works</b>  a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA registered Landscape Architect, generally in accordance with the following plans/ documents: <ul style="list-style-type: none"> <li>i. Council's <i>Infrastructure design planning scheme policy (PSP)</i> included in Schedule 6 of <i>City Plan 2014</i></li> </ul> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>'Lighting for Roads and Public Spaces'</i>;</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and</li> </ol>	a) Prior to commencement of site works for the first stage

	<p>location generally in accordance with the Council adopted planting schedules and guidelines.</p> <p>b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered Landscape Architect.</p>	<p>b) Prior to commencement of use of the first stage</p> <p>c) Prior to commencement of use of the first stage</p>
28.	<p><b>Compliance Assessment – Interim landscaping of second stage</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, concept landscape plans prepared by a Landscape Architect for landscape works within Stage 2.</p> <p>b) Submit to EDQ Development Assessment, DILGP, detailed landscape plans certified by an AILA registered Landscape Architect for landscape works within Stage 2, generally in accordance with the plans required by part a) of this condition.</p> <p>c) If, 6 months following the endorsement of the first Building Format Plan for stage one, the construction work associated with the second stage of the development has not commenced, interim landscape works are to be undertaken generally in accordance with the endorsed plan required by b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans prepared by an AILA registered Landscape Architect certifying that interim landscape works have been undertaken generally in accordance with the endorsed plan required by part b) of this condition.</p>	<p>a) Prior to commencement of interim landscaping works</p> <p>b) Prior to commencement of interim landscaping works</p> <p>c) As indicated and to be maintained</p> <p>d) As indicated and to be maintained</p>
29.	<p><b>Acid Sulfate Soils (ASS)</b></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> <ol style="list-style-type: none"> <li>prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and</li> <li>certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ol> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the</p>	<p>a) Prior to commencement of or during site works of each stage</p> <p>b) Prior to commencement of use of each stage</p>



	certified ASSMP.	
30.	<b>Erosion and Sediment Management</b>  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: i. Council's " <i>Erosion and Sediment Control Standard</i> " (Version 9 or later).  b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works of each stage  b) At all times during construction works of each stage
31.	<b>Acoustic treatments</b>  a) Submit an updated noise assessment report to include noise mitigation assessment for air-conditioning and other on-site mechanical plant, certified by a RPEQ.  b) Undertake acoustic treatments to the development generally in accordance with the recommendations in the updated report submitted in part a).	a) Prior to commencement of site works for each stage  b) Prior to commencement of use in each stage
<b>Heritage Place</b>		
32.	<b>Heritage works</b>  Carry out all conservation works, including but not limited to, reconstruction and adaptation work to the Heritage Place in accordance with the approved plans and documents, good heritage conservation practice and the Burra Charter of Australia ICOMOS.	At all times during heritage works and to be maintained
33.	<b>Partial demolition of the Heritage Place</b>  Partial demolition of the Heritage Place is to be carried out in accordance with the approved plans and documents.	At all times during heritage works
34.	<b>Long-term weatherproofing of the Heritage Place</b>  a) Carry out the following activities, at a minimum, to ensure the long-term weatherproofing of the Heritage Place: i. remove the tarpaulin and existing tie-downs; ii. patch any damage or holes in the external wall cladding; iii. ensure that the roof sheeting, flashings, cappings, etc are free of loose sheets, damage and / or holes which would allow water entry by either replacement or repair; and iv. wrap the building below the roof line (covering	a) Within 15 business days of the date of the approval set out in this Notice of Decision

	<p>all previously non-external walls, windows, doors) with breathable building paper.</p> <p>b) Maintain the long-term weatherproofing of the Heritage Place, as required by part a) of this condition, until:</p> <ol style="list-style-type: none"> <li>the Heritage Place is relocated to the final position in accordance with the approved Abbotsford House Movement diagram, TP108, Issue I, dated 20/10/2015; and</li> <li>the reconstruction and conservation works are completed in accordance with the approved plans and documents and the Heritage Place reaches 'lock up' stage.</li> </ol>	<p>b) At all times</p>
35.	<p><b>Relocation of the Heritage Place</b></p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment, plans and information certified by a RPEQ Structural Engineer, co-signed by a suitably qualified Heritage Architect, which document the works involved to relocate the Heritage Place in accordance with the approved Abbotsford House Movement diagram, TP108, Issue I, dated 20/10/2015.</p> <p>b) The relocation of the Heritage Place from the current location to the final restored location is to be carried out in accordance with the approved Abbotsford House Movement diagram, TP108, Issue I, dated 20/10/2015.</p>	<p>a) Prior to any relocation works occurring on the site</p> <p>b) Prior to endorsement of the first Building Format Plan</p>
36.	<p><b>Reconstruction of the Heritage Place</b></p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment, detailed plans and information certified by a RPEQ Structural Engineer, co-signed by a suitably qualified Heritage Architect, which document the works involved with the reconstruction of the original front and side verandahs of the Heritage Place.</p> <p>b) Reconstruct the original front and side verandahs in accordance with the endorsed drawings required by part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans prepared by a RPEQ Structural Engineer certifying that the reconstruction works have been undertaken generally in accordance with the endorsed plan required by part a) of this condition.</p>	<p>a) Prior to any reconstruction works occurring on the site</p> <p>b) Prior to endorsement of the first Building Format Plan</p> <p>c) Prior to endorsement of the first Building Format Plan</p>

37.	<b>Conservation of the Heritage Place</b> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment, detailed plans and information certified by a RPEQ Structural Engineer, co-signed by a suitably qualified Heritage Architect, which document the works involved with the conservation of the Heritage Place.</p> <p>b) Undertake the conservation works to the Heritage Place in accordance with the endorsed plans and information required by part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans prepared by a RPEQ Structural Engineer certifying that the conservation works have been undertaken generally in accordance with the endorsed plans and information required by part a) of this condition.</p>	<p>a) Prior to any conservation works on the site</p> <p>b) Prior to endorsement of the first Building Format Plan</p> <p>c) Prior to endorsement of the first Building Format Plan</p>
<b>Surveying, land transfers and easements</b>		
38.	<b>Easements over Infrastructure</b> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p>
<b>Monetary Contributions</b>		
39.	<b>Infrastructure Contributions</b> <p>Pay to MEDQ the infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), dated 1 July 2017, indexed to the date of payment.</p>	<p>In accordance with the Infrastructure Funding Framework</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 \*\***