



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

Our ref: DEV2019/1001

6 December 2019

12 Auster Street Pty Ltd
Att: Mr Cameron Feltham
PO Box 2115
LUTWYCHE QLD 4030

Dear Cameron

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 33 UNITS), RECONFIGURING A LOT (FOUR LOTS INTO TWO) AND OPERATIONAL WORKS (TIDAL WORKS, EARTHWORKS AND REMOVAL OF SIGNIFICANT VEGETATION) AT 6-12 AUSTER STREET, REDLAND BAY DESCRIBED AS LOTS 2-5 ON RP75327

On 3 December 2019 the Toondah Harbour and Weinam Creek Local Representative Committee as the delegate for the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	6-12 Auster Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lots 2-5	RP75327
PDA development application details		
DEV reference number	DEV2019/1001	
'Properly made' date	24 January 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	MCU - Multiple dwelling – 33 units; ROL - subdivide land from four lots to two lots; OPW - tidal works (including removal of structures partly within a Coastal management District and construction of part of the basement within the highest astronomical tide (HAT) level), general site earthworks, and removal of mangroves.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	3 December 2019
Currency period	6 years from Decision Date

Plans and documents

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

Approved plans and documents		Number	Date
1.	Site Plan, prepared by thinktank architects	DA002 DA 1 RFI 2 Rev E	17/10/19
2.	Basement Floor Plan, prepared by thinktank architects	DA100 DA 1 RFI 2 Rev E	17/10/19
3.	Ground Floor Plan, prepared by thinktank architects	DA110 DA 1 RFI 2 Rev E	17/10/19
4.	Level 1 Floor Plan, prepared by thinktank architects	DA120 DA 1 RFI 2 Rev E	17/10/19
5.	Level 2 Floor Plan, prepared by thinktank architects	DA130 DA 1 RFI 2 Rev E	17/10/19
6.	Level 3 Floor Plan, prepared by thinktank architects	DA140 DA 1 RFI 2 Rev E	17/10/19
7.	Roof Plan, prepared by thinktank architects	DA150 DA 1 RFI 2 Rev E	17/10/19
8.	Elevations, prepared by thinktank architects	DA200 DA 1 RFI 2 Rev E	17/10/19
9.	Elevations, prepared by thinktank architects	DA201 DA 1 RFI 2 Rev E	17/10/19
10.	Sections, prepared by thinktank architects	DA300 DA 1 RFI 2 Rev E	17/10/19
11.	Sections, prepared by thinktank architects	DA400 DA 1 RFI 2 Rev E	17/10/19
12.	Screen details, prepared by thinktank architects	DA401 DA 1 RFI 2 Rev E	17/10/19
13.	Daylight factor, prepared by thinktank architects	DA410 DA 1 RFI 2 Rev E	17/10/19
14.	Perspectives 01, prepared by thinktank architects	DA600 DA 1 RFI 2 Rev E	17/10/19
15.	Perspectives 02, prepared by thinktank architects	DA601 DA 1 RFI 2 Rev E	17/10/19
16.	Perspectives 03, prepared by thinktank architects	DA602 DA 1 RFI 2 Rev E	17/10/19
17.	Perspectives 04, prepared by thinktank architects	DA603 DA 1 RFI 2 Rev E	17/10/19
18.	Perspectives 05, prepared by thinktank architects	DA604 DA 1 RFI 2 Rev E	17/10/19

Approved plans and documents		Number	Date
19.	Materials, prepared by thinktank architects	DA700 DA 1 RFI 2 Rev E	17/10/19
20.	Villa and Units 1-20 GFA	W313.2 Rev B	17/10/19
21.	Earthworks Plan, prepared by Westera Partners	B18/082 E revision A	18/01/2019
22.	Earthwork Sections, prepared by Westera Partners	B18/082 E revision A	18/01/2019
23.	Revetment Wall Plan and Detail, prepared by Westra Partners	RVW.01 Rev C	February 2019
24.	Proposed Subdivision, 6-10 Auster St, Redland Bay, prepared by JDA Consultants Pty Ltd	02218_NewLots.dwg Comp. No 1Z	23/10/2018
25.	Stormwater Management Report, prepared by Westera Partners	document ref. B18-082	5/04/2019 Amended in red 14/11/19
26.	Flood Impact Assessment – Responses to Information Request, prepared by Stormwater Consulting		8/05/2019 and 1/04/2019

Supporting documents

The supporting documents referred to in the PDA development conditions are detailed in the table below.

Document		Date
27.	Water Supply Network Capacity Assessment Final Report V1, prepared by H2One Pty Ltd	15 April 2019
28.	Sewerage Network Capacity Assessment Final Report V2, prepared by H2One Pty Ltd	10 April 2019

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 is to:
 - 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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Redland City Council.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Removal of Structures Submit to EDQ Development Assessment, DSDMIP evidence that all existing structures on the site have been removed.	Prior to survey plan endorsement
3.	Certification of Operational Works All operational works for contributed assets, undertaken in accordance with this approval are to 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>
4.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
5.	Community Management Statement Any proposed Community Management Statement for the approved development must provide for: <ul style="list-style-type: none"> • Restricted hours of access to and use of the north-easterly communal open space areas (adjacent to Units 10 and 11) to between the hours of 7am to 9pm Monday to Sunday; and • Prompt removal of all debris from the building surrounds, resulting from flooding or storm tide inundation, at the registered landowner(s) or lessee(s) expense. 	Prior to endorsement of a Building Format Plan and to be maintained
Engineering		
6.	Appointment of the Project Coordinator a) The Development Proponent must appoint suitably qualified and insured persons to carry out project coordination, certification of works and of other matters required by conditions contained within this PDA development approval. The nominated project coordinator and certifiers must meet the following criteria: <ul style="list-style-type: none"> i. Project coordinator must have project management skills and demonstrated experience commensurate with the scale of the development; and ii. Certifiers must have the required technical qualifications in the discipline being certified and demonstrated experience commensurate with the scale of the development. 	a) Prior to commencement of site works

PDA Development Conditions

No	Condition	Timing
	b) Submit to EDQ Development Assessment, DSDMIP for acceptance the relevant qualifications and experience of the project coordinator and certifiers.	b) Prior to commencement of site works
7.	<p>Construction Environment Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Environment Management Plan (CEMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. Noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. Stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. Contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; iv. Measures to be taken to prevent polluting adjacent waters as a result of silt run-off, oil and grease spills from machinery; v. Removal of structures from the creek bed; vi. Turbidity in tidal waters as a result of the tidal works; vii. Sediment disturbance and discharge into waterways during works; viii. The removal of the mangroves during times of limited tidal flow to limit the suspension of sediment and increased turbidity within the adjacent waterway; and ix. Site management provisions including but not limited to the following: <ul style="list-style-type: none"> A. Provision for pedestrian management including alternative pedestrian routes, past or around the site; B. Location of and impacts on any local authority's assets on or external to the site; C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials including the location of any remote loading sites; E. Location of materials, structures plant and equipment to be stored or placed on the construction site; F. Management of waste generated during the construction activities; G. How materials are to be loaded/unloaded and potential impacts on existing street trees; H. Location of proposed external hoardings and 	a) Prior to commencement of site works

PDA Development Conditions

No	Condition	Timing
	<p>gantries (with clearances to street furniture and other footpath assets);</p> <p>I. Employee and visitor parking areas; and</p> <p>J. Anticipated staging, programming.</p> <p>b) Prior to submitting the CEMP under part a) of this condition, the CEMP is to be reviewed and approved by an experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the CEMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p>	<p>b) Prior to commencement of site works</p> <p>c) At all times during construction</p>
8.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ol style="list-style-type: none"> Provision for the management of traffic around and through the site during and outside of construction work hours; Provision of parking for workers and materials delivery; Risk identification, assessment and identification of mitigation measures; Ongoing monitoring, management review and certified updates (as required); and Traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
9.	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Site Condition Report, certified an RPEQ to include groundwater risk assessment.</p> <p>b) Where the Site Condition Report required under part a) of this condition identifies a groundwater risk, submit to EDQ Development Assessment, DSDMIP a Groundwater Management Strategy (GMS), certified by an RPEQ incorporating at a minimum:</p> <ol style="list-style-type: none"> Strategies for managing groundwater during the staged works phases; An assessment of the groundwater conditions to determine appropriate construction management 	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p>

PDA Development Conditions

No	Condition	Timing
	<p>procedures;</p> <p>iii. Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); and</p> <p>iv. Supporting information confirming the GMS was prepared with reference to the relevant documentation prepared in accordance with Condition 7.</p> <p>c) Where relevant, undertake all works in accordance with the GMS certified under part b) of this condition.</p>	<p>c) At all time during construction</p>
10.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls shall be designed for a design life of not less than 50 years. The design of the walls shall be in accordance with AS4678 – Earth Retaining Structures and the relevant material standards e.g. AS3600 – Concrete Structures.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i>, unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) Prior to commencement of use</p>
11.	<p>Revetment wall</p> <p>a) Submit to EDQ Development Assessment DSDMIP, detailed design plans certified by an RPEQ, demonstrating the revetment walls:</p> <ul style="list-style-type: none"> i. reflect updated LAT data; ii. are wholly located within the property boundary; and iii. are generally in accordance with approved plan <i>Revetment Wall Plan and Detail</i>, drawing no. RVW.01 Rev C, dated February 2019, prepared by Westra Partners. <p>b) Carry out the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certified as constructed plans that the works have been carried out generally in accordance with the approved plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) Prior to commencement of use</p>

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No	Condition	Timing
12.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by an RPEQ, generally in accordance with <i>AS3798 – 2007“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved plans:</p> <ul style="list-style-type: none"> i. <i>Earthworks Plan</i>, drawing No. B18/082 E revision A, prepared by Westera Partners and dated 18/01/2019; and ii. <i>Earthwork Sections</i>, drawing No. B18/082 E revision A, prepared by Westera Partners and dated 18/01/2019. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i. Include a geotechnical soils assessment of the site; ii. Be consistent with the Erosion and Sediment Control plans as required by Condition 32 – Erosion and Sediment Management; iii. Be consistent with any ASSMP required by Condition 31 – Acid Sulfate Soils; iv. Provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v. Provide full details of any areas where surplus soils are to be stockpiled; vi. Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and vii. Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) Prior to commencement of use</p>
13.	<p>Vehicle Access</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design drawings certified by an RPEQ for the vehicle crossovers which are to:</p> <ul style="list-style-type: none"> i. Be generally in accordance with the approved plans; ii. Be generally in accordance with the provisions of the <i>Redland City Council Plan – Transport, Servicing, Access and Parking Code</i>; and iii. Achieve immunity from the design storm tide inundation event level of 3.21m AHD. 	<p>a) Prior to commencement of vehicle crossover works</p>

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No	Condition	Timing
	<p>b) Construct vehicle crossovers in accordance with the plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ written evidence demonstrating that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>b) At all times during construction</p> <p>c) Prior to commencement of use</p>
14.	<p>Existing Vehicle Crossovers</p> <p>Remove the existing vehicle crossovers and reinstate the areas to match the road verge in Auster Street.</p>	Prior to commencement of use
15.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with:</p> <ol style="list-style-type: none"> Approved plans <i>Basement Floor Plan</i>, drawing number DA100 DA 1 RFI 2 Rev E dated 17/10/19, and <i>Ground Floor Plan</i>, drawing number DA110 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; and AS2890 – <i>Parking Facilities</i> and the <i>Redland City Council Plan – Transport, Servicing, Access and Parking Code</i>. <p>b) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
16.	<p>Bicycle Parking</p> <p>a) Provide bicycle parking delineated and signed generally in accordance with approved plan <i>Basement Floor Plan</i>, drawing number DA100 DA 1 RFI 2 Rev E dated 17/10/19.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating bicycle parking has been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
17.	<p>Footpath</p> <p>a) Construct a 1.5m wide footpath along the entire length of the site frontage to Auster Street generally in accordance with Council's standards.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans certified by a RPEQ for the footpath constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
18.	<p>Network Capacity</p> <p>Submit to EDQ Development Assessment, DSDMIP written advice from Redland Water that the following reports and their conclusions have been supported:</p>	Prior to commencement of site works.

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No	Condition	Timing
	<p>a) <i>Water Supply Network Capacity Assessment Final Report V1</i>, dated 15 April 2019, prepared by H2One Pty Ltd; and</p> <p>b) <i>Sewerage Network Capacity Assessment Final Report V2</i>, dated 10 April 2019, prepared by H2One Pty Ltd.</p>	
19.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with Redland Water current adopted standards.</p>	Prior to commencement of use
20.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Redland Water current adopted standards.</p>	Prior to commencement of use
21.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	Prior to commencement of use
22.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by an RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents:</p> <ol style="list-style-type: none"> <i>Stormwater Management Report</i>, document ref. B18-082, prepared by Westera Partners and dated 5/04/2019; and <i>Flood Impact Assessment – Responses to Information Request</i>, prepared by Stormwater Consulting and dated 8/04/2019 and 1/04/2019. <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Provide evidence from an RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) Prior to commencement of use</p>
23.	<p>Storm tide inundation – Minimum floor levels</p> <p>a) Construct works in accordance with the approved plans:</p> <ol style="list-style-type: none"> <i>Site Plan</i>, drawing number DA002 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; <i>Basement Floor Plan</i>, drawing number DA100 DA 1 RFI 2 Rev E dated 17/10/19 prepared by thinktank architects; <i>Ground Floor Plan</i>, drawing number DA110 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; <i>Level 1 Floor Plan</i>, drawing number DA120 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; 	<p>a) At all times during construction</p>

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No	Condition	Timing
	<ul style="list-style-type: none"> v. <i>Level 2 Floor Plan</i>, drawing number DA130 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; vi. <i>Level 3 Floor Plan</i>, drawing number DA140 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; vii. <i>Roof Plan</i>, drawing number DWG NO DA150 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; viii. <i>Elevations</i>, drawing number DA200 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; ix. <i>Elevations</i>, drawing number DA201 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects; and x. <i>Sections</i>, drawing number DA110 DA 1 RFI 2 Rev E dated 17/10/19, prepared by thinktank architects. <p>b) Submit to EDQ Development Assessment, DSDMIP, as-constructed drawings and documentation, certified by an RPEQ, demonstrating the development has been constructed to ensure that:</p> <ul style="list-style-type: none"> i. The floor level of all habitable rooms is 300mm standard freeboard above the design storm tide event level of 3.21m AHD; and ii. Critical services and infrastructure remain operational, up to the design storm tide event level of 3.21m AHD. 	<p>b) Prior to commencement of use</p>
24.	<p>Storm tide inundation – Removal of debris</p> <p>Should development works, or the development, become damaged as a result of flooding or storm tide inundation, the registered landowner(s) or lessee(s) of the subject land shall be responsible for the removal of all debris promptly after the storm tide inundation event, at their own expense.</p>	<p>At all times</p>
25.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use and to be maintained</p>
26.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <ul style="list-style-type: none"> a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. 	<p>Prior to commencement of site works</p>

PDA Development Conditions

No	Condition	Timing
27.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
28.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
29.	Public Infrastructure – Damage, Repairs and Relocation a) All works must not damage or compromise the function or performance of any existing public infrastructure. b) Notify, and obtain all necessary approvals from the relevant infrastructure provider where the development requires alterations to existing utility mains, services, roads, bikeways and footpaths, or other installations prior to commencing works. c) Repair any damage to existing public infrastructure that occurs during Works carried out in association with the Development, within or external to the site, in compliance with the relevant standards and infrastructure provider's requirements. Rectification works are to be completed no later than 20 business days after damage occurs during Works, unless otherwise agreed to in writing by the EDQ Development Assessment, DSDMIP.	a) At all times during construction b) Prior to commencement of works c) At all times
Landscape and Environment		
30.	Landscape Works – Compliance Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, concept landscape plans, prepared by an AILA, for landscape works which include: <ol style="list-style-type: none"> A species schedule; Native species endemic to the area; Finished surface levels; Deep planting zones, including proposed canopy height and spread, along part of the frontage and the eastern side boundary setback; Species that will provide immediate and substantial screening along full length of the eastern boundary; Details of vertical planting elements; 	a) Prior to commencement of works

PDA Development Conditions

No	Condition	Timing
	<ul style="list-style-type: none"> vii. Landscape elements within communal open space areas including outdoor furniture, shade structures, BBQ's and planter boxes; viii. Irrigation details; ix. Lighting details; x. Specification notes for plant establishment period and maintenance; xi. Fences and screens indicating materials, heights and construction details; and xii. Provision of street trees in accordance with Council requirements, the length of the site frontage to Auster Street at 10m intervals. <p>b) Construct the works generally in accordance with the plans approved under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment DSDMIP, a statement of compliance by an AILA certifying that the constructed works are generally in accordance with the plans approved under part a) of this condition.</p>	<p>b) At all times during construction</p> <p>c) Prior to commencement of use and to be maintained</p>
31.	<p>Acid Sulfate Soils (ASSMP)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>Acid sulfate soils are known to be present within the surrounding locality which may include the development site.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p>	<p>a) Prior to commencement site works</p> <p>b) At all times during construction</p>

PDA Development Conditions

No	Condition	Timing
32.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). <p>The ESCP is to demonstrate how the works will not release sediment into tidal waters.</p> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
33.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.</p>	Prior to commencement of use
34.	<p>Approval of 'as constructed' sustainable design</p> <p>a) Ensure the development can achieve a NatHERS rating of 5 stars.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP written evidence, from a suitably qualified sustainability professional, that the development has been constructed to meet part a) of this condition.</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p>
Surveying, land transfers and easements		
35.	<p>Easements over Infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

PDA Development Conditions		
No	Condition	Timing
Infrastructure Charges		
36.	<p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> a) where a use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (July 2019); OR b) where a use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment; AND c) Certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. 	In accordance with the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****