

Our ref: DEV2020/1134

4 September 2020

Cintra Property Pty Ltd  
C/- Mecone  
Att: Mr Phil Cristaldi  
Level 23, 127 Creek Street  
BRISBANE CITY QLD 4000

Email: [brisbane@mecone.com.au](mailto:brisbane@mecone.com.au)

Dear Mr Cristaldi

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A STAGED DEVELOPMENT. STAGE 1: MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (66 DWELLING UNITS), OFFICE AND SHOP (316M2) AND BUILDING WORK FOR PARTIAL DEMOLITION AND EXTENSION WORKS TO A HERITAGE PLACE. STAGE 2: MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (70 DWELLING UNITS) AT 39 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON SP287744**

On 4 September 2020 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.DSDTI.qld.gov.au/pda-da-applications](http://www.DSDTI.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518 or at [karina.mcgill@dsdmip.qld.gov.au](mailto:karina.mcgill@dsdmip.qld.gov.au).

Yours sincerely



Kylie Williams  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	39 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	1	SP287744
PDA development application details		
DEV reference number	DEV2020/1134	
'Properly made' date	18 August 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Building work on a heritage place               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	<p>Stage 1: Material Change of Use for Multiple Dwelling (66 Dwelling Units), Office and Shop (316m<sup>2</sup>) and Building Work for Partial Demolition and Extension Works to a Heritage Place.</p> <p>Stage 2: Material Change of Use for Multiple Dwelling (70 Dwelling Units)</p>	

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		4 September 2020	
Currency period		Stage 1: Lapses 30 November 2022 Stage 2: Lapses 30 November 2023	
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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Communal Open Space prepared by Plus Architecture	FS401	05/08/19 (As Amended in Red 4/09/20)
2.	Site Plan prepared by Plus Architecture	FS001	15/04/20 (As Amended in Red 4/09/20)
3.	Basement 01 prepared by Plus Architecture	FS101	15/04/20
4.	Ground level prepared by Plus Architecture	FS102	15/04/20 (As Amended in Red 4/09/20)
5.	Typical Level 2 Plan prepared by Plus Architecture	FS103	05/08/2019 (As Amended in Red 4/09/20)
6.	Typical Level 3-8 Floor Plan prepared by Plus Architecture	FS104	05/08/19 (As Amended in Red 4/09/20)
7.	Typical Level 9 Plan prepared by Plus Architecture	FS106	05/08/19
8.	Roof Plan prepared by Plus Architecture	FS107	05/08/19
9.	Intersection Plan prepared by Plus Architecture	FS108	20/04/2020 (As Amended in Red 4/09/20)
10.	West Elevation prepared by Plus Architecture	FS200	20/04/2020 (As Amended in Red 4/09/20)
11.	East Elevation prepared by Plus Architecture	FS201	20/04/2020 (As Amended in Red 4/09/20)
12.	North Elevation prepared by Plus Architecture	FS202	20/04/2020
13.	South Elevation prepared by Plus Architecture	FS203	20/04/2020
14.	Internal Elevation (South Tower) prepared by Plus Architecture	FS204	20/04/2020 (As Amended in Red 4/09/20)

15.	Internal Elevation (North Tower) prepared by Plus Architecture	FS205	20/04/2020 (As Amended in Red 4/09/20)
16.	Section 1 prepared by Plus Architecture	FS301	20/04/2020 (As Amended in Red 4/09/20)
17.	External Materials prepared by Plus Architecture		24/01/2020
18.	Heritage House (Pages 32-38)	n/a	24/01/2020 (As Amended in Red 4/09/20)

## 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.

## PREAMBLE

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

### Plans and documents

Where a condition of approval requires plans and documents to be submitted to EDQ (including for compliance assessment), mark the plans **Attention EDQ (Development Assessment)** and -

- a. Email to [pdadevelopmentassessment@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au) or
- b. Courier to Level 14, 1 Williams Street, Brisbane City.

### 'As constructed' Plan

Where a condition of this approval requires 'As constructed' plans to be submitted to EDQ, mark the plans **Attention EDQ (Technical Services)** and

- a. Email to [EDQtechnicalservices@dsdmip.qld.gov.au](mailto:EDQtechnicalservices@dsdmip.qld.gov.au) or
- b. Courier to Courier to Level 14, 1 Williams Street, Brisbane City.

### Compliance assessment

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

- a) The applicant must:
  - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in 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 of approval.
- b) Compliance assessment and endorsement is required prior to any work commencing.
- c) Compliance assessment and endorsement must be repeated where a different design or solution, to that already endorsed, is anticipated.
- d) The process and timeframes that apply to compliance assessment are as follows:
  - ii. the applicant liaises with EDQ (Development Assessment) to determine the relevant plans/supporting information required to be submitted.
  - iii. the applicant submits to EDQ (Development Assessment) plans/supporting information as required under the relevant condition of approval for compliance assessment.
  - iv. within 20 business days – EDQ (Development Assessment) 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
  - v. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ (Development Assessment) within 20 business days from the date of the notice.
  - vi. within 20 business days – EDQ (Development Assessment) 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.
  - vii. if EDQ (Development Assessment) 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.
  - viii. Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ (Development Assessment) 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. **Act** means the *Economic Development Act 201*
2. **Acceptable Security** means a Bank Guarantee, an Insurance Bond or other security in a form and on terms acceptable to MEDQ.
3. **Administrative Arrangements** means the administrative arrangements from time to time made by the Governor in Council under section 44 of the *Constitution of Queensland 2001*.
4. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
5. **Approved Security Provider** means a Security Provider that is acceptable to MEDQ and if MEDQ is required by Law to only accept Security from a Security Provider that satisfies specified criteria, a Security Provider that satisfies that specified criteria.
6. **Bank Guarantee** means an unconditional, irrevocable bank guarantee, without an expiry date, from a Financial Institution to the value of the relevant Security and in a form acceptable to MEDQ that is payable in whole or in part immediately on demand and without reference to another person.
7. **Certification Procedures Manual (CPM)** means the document of that name prepared by the Department, Version 5, effective 20 April 2020 as amended from time to time.
8. **Council** means Brisbane City Council.
9. **Department** means the department that is the administrative unit for the Act in accordance with the Administrative Arrangements.
10. **DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.
11. **DES** means the Department of Environment and Science.
12. **EDQ** means the business group called Economic Development Queensland within the Department.
13. **Financial Institution** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth), with a long-term credit rating of not less than A minus.
14. **Insurance Bond** means an unconditional, irrevocable insurance policy, without an expiry date, from an Insurance Company in a form acceptable to MEDQ that is payable in whole or in part immediately on demand and without reference to another person.
15. **Insurance Company** means an Insurance Company authorised under the *Insurance Act 1973* (Cth) to carry on insurance business and registered by the Australian Prudential Regulatory Authority, with a long-term credit rating of not less than A minus.

16. **MEDQ** means the Minister of Economic Development Queensland.
17. **PDA** means Priority Development Area.
18. **UU** means Urban Utilities
19. **RPEQ** means Registered Professional Engineer of Queensland
20. **Security Provider** means a Financial Institution or Insurance Company.

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>General / Planning</b>		
1.	<b>Carry out the approved development</b> Carry out the development in accordance with the approved plan(s), drawing(s) and document(s).	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
2.	<b>Staging</b> The staging of the development is to be undertaken in accordance with the approved plans, drawing and documents.	At all times
3.	<b>Maintain the approved development</b> Maintain each stage of 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.	At all times while the use remains on the site
4.	<b>Certification of Operational Works</b> All operational work carried out under this approval must comply with the requirements of the CPM.	At all times
<b>Work on the Heritage Place (Abbotsford)</b>		
5.	<b>Compliance assessment - Nominated Heritage Architect</b> a) Submit, to EDQ DA, for compliance assessment details (including name, qualifications, experience and requisite insurance) of a suitably qualified Heritage Architect who will be responsible for certifying and supervising the work under the conditions of this approval. b) The Heritage Architect nominated under Part a) of this condition must be a natural person and not a company and hold professional indemnity insurance from an Insurance Company for not less than \$1,000,000. c) In certifying and supervising the work, the Heritage Architect, endorsed by EDQ under part a) of this condition, is confirming that the work is being undertaken in accordance with this approval, good heritage conservation practice and the Burra Charter of Australis ICOMOS. d) A fresh application must be submitted to EDQ for compliance assessment under this condition if it is proposed to change the Heritage Architect, endorsed by	a) Within 10 business days of the date of approval  b) - d) At all times

PDA Development Conditions		
No.	Condition	Timing
	EDQ under part a) of this condition, prior to the completion of the works under part b) of Condition 6 of this approval.	
6.	<b>Work on the Heritage Place (Abbotsford)</b> <ol style="list-style-type: none"> <li>Carry out all work on the Heritage Place (Abbotsford), including shoring, protection, preservation, reconstruction and adaptation work in Stage 1 of the development and in accordance with the approved plans, drawing and documents, documents and plans endorsed under condition of this approval, good heritage conservation practice and the Burra Charter of Australia ICOMOS.</li> <li>All work undertaken in, on, under or within 20 metres of the Heritage Place (Abbotsford) must be certified and supervised by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval.</li> </ol>	At all times
7.	<b>Security</b> <ol style="list-style-type: none"> <li>Provide to the MEDQ security, in the form of a Bank Guarantee or Insurance Bond from an Approved Security Provider on terms acceptable to the MEDQ, equivalent to the cost of installing and appropriately maintaining the weatherproofing so as to maintain the Heritage Place (Abbotsford) in accordance with Condition 10 (Interim weatherproofing of the Heritage Place) of this approval.</li> <li>Provide to the MEDQ security, in the form of a Bank Guarantee or Insurance Bond from an Approved Security Provider on terms acceptable to the MEDQ, equivalent to the cost of structurally reinstating the Heritage Place (Abbotsford) and reconstructing the front and side verandah structures and associated ancillary works (original built form) as required by Condition 17 of this approval. The value of the security is to be set based on an agreed schedule of works and an estimate of cost provided by a suitably qualified and experienced quantity surveyor and endorsed by EDQ.</li> </ol>	<ol style="list-style-type: none"> <li>Within 30 business days of the date of approval</li> <li>50% by Feb 2021. Remaining 50% by August 2021 or prior to onsite works commencing.</li> </ol>
8.	<b>Calling in the Security</b> The security under Condition 7 (Security) of this approval shall be called in if: <ol style="list-style-type: none"> <li>The weatherproofing is not appropriately maintained in accordance with Condition 10 (Interim weatherproofing of the Heritage Place) of this approval or</li> <li>Rectification work required under Condition 10 (Interim Weatherproofing of the Heritage Place), Part b) of this approval are not carried out as required or</li> <li>Reconstruction work under Condition 17 of this approval are not completed in accordance with the conditions and currency period of this approval.</li> </ol>	At any time



<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
9.	<p><b>Insurance</b></p> <p>Provide to the MEDQ a certificate of currency for insurance issued by an Insurance Company in respect of all risks to the Heritage Place (Abbotsford) in an amount equal to the replacement value of the Heritage Place.</p> <p>The replacement value of the Heritage Place is to be determined by a suitable qualified and experience quantity surveyor and certified by the Heritage Architect endorsed under Condition 5 of this approval.</p>	Prior to commencing any work on the site
10.	<p><b>Interim weatherproofing of the Heritage Place</b></p> <p>a) Facilitate a joint on-site inspection of the inside and outside of the Heritage Place (Abbotsford) between the Heritage Architect endorsed by EDQ under Condition 5 (Nominated heritage Architect) of this approval and a Heritage Architect representing EDQ to confirm that the existing weatherproofing of the Heritage Place is –</p> <ul style="list-style-type: none"> <li>a. Adequate to protect the Heritage Place from weather</li> <li>b. Not causing damage from trapped moisture.</li> </ul> <p>b) Undertake any rectification works to the weatherproofing that are required to address any issues / inadequacies identified during the inspection undertaken under Part b) of this condition of approval.</p> <p>c) Maintain the weatherproofing on the Heritage Place until the reconstruction and conservation works are completed in accordance with the approved plans and documents and the Heritage Place reaches 'lock up' stage.</p>	<p>a) Within 25 business days of this approval</p> <p>b) within 10 bd of the inspection and identification of any inadequacies or moisture damage</p> <p>c) Until reconstruction and conservation work commence</p>
11.	<p><b>Submit to MEDQ</b></p> <p>Submit, to EDQ DA, evidence from an RPEQ that the Heritage Place (Abbotsford) is structurally sound in its current location and given its current temporary support arrangements.</p>	Within 20 business days of this approval and prior to the on-site inspection required by Condition 10 of this approval
12.	<p><b>Dilapidation report</b></p> <p>Submit, to EDQ DA, for compliance assessment a dilapidation report prepared by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, and certified by an RPEQ, documenting the current structural and heritage condition of the Heritage Place, including any recommendations for maintaining the interim weatherproofing under Condition 10 (Interim weatherproofing of the Heritage Place) of this approval.</p> <p>The report must be prepared based on a joint on-site inspection of the inside and outside of the Heritage Place (Abbotsford) between the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval and a Heritage Architect representing EDQ.</p>	Within 40 business days of this approval.
13.	<p><b>Quarterly inspection reports</b></p> <p>a) Submit, to EDQ DA, for compliance assessment quarterly reports benchmarking the condition of the Heritage Place against the dilapidation report under Condition 12</p>	a) Every 3 months from the date of the dilapidation report

PDA Development Conditions		
No.	Condition	Timing
	<p>(Dilapidation report) of this approval and demonstrating that its structural and heritage integrity has not deteriorated.</p> <p>All reports must be based on an inspection of the building by both the REPQ and Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, carried out no more than 10 business days prior to submission of the report to the MEDQ under Part b) of this condition.</p> <p>b) Undertake any rectification work identified as necessary during the inspection under Part b) of this condition</p>	<p>submitted under Condition 12 of this approval.</p> <p>b) Within 10 business days of identification of the necessary rectification work</p>
14.	<p><b>Notice to EDQ - Notification of planned removal of interim weatherproofing prestart meeting</b></p> <p>a) The Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval is to provide written notice to EDQ DA of the planned date for removal of the interim weatherproofing via email to EDQ.</p> <p>b) The Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval is to request and attend a pre-arranged on-site prestart meeting with EDQ DA prior to the planned removal of the interim weatherproofing and commencement of the approved reconstruction and conservation work.</p>	<p>a) A minimum of 10 business days before the planned removal of the interim weatherproofing and commencing the reconstruction and conservation work</p> <p>b) A minimum of 2 business days before the planned removal of the interim weatherproofing</p>
15.	<p><b>Compliance assessment – Colour scheme</b></p> <p>a) Submit, to EDQ DA, for compliance assessment details of the colour scheme for the Heritage Place (Abbotsford).</p> <p>b) Submit, to EDQ DA, certification from the Heritage Architect endorsed by EDQ under Condition 5 of this approval confirming the colour scheme applied to the Heritage Place (Abbotsford) is in accordance with the detailed endorsed under Part a) of this condition.</p>	<p>a) Prior to commencing building work on the Heritage Place (Abbotsford)</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
16.	<p><b>Compliance assessment – Conservation, restoration and reconstruction work</b></p> <p>a) Submit, to EDQ DA, for Compliance Assessment detailed plans and information certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, which document the works involved with the conservation, restoration and reconstruction of the Heritage Place (Abbotsford).</p> <p>b) Undertake the conservation, restoration and reconstruction work to the Heritage Place (Abbotsford) in accordance with the endorsed plans and information required by Part a) of this condition.</p> <p>c) Submit, to EDQ DA, 'As Constructed' plans prepared by a RPEQ Structural Engineer, certifying by the Heritage Architect endorsed by EDQ under Condition 5 of this approval, confirming that the conservation, restoration and reconstruction work has been undertaken in accordance with the endorsed plans and information required by Part a) of this condition.</p>	<p>a) Within 80 business days of the date of this approval and before any works on the Heritage Place (Abbotsford)</p> <p>b) and c) Prior to commencing the use</p>
17.	<p><b>Compliance assessment - Reconstruction of the original front and side verandahs</b></p> <p>a) Submit to EDQ for Compliance Assessment detailed plans and information certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, documenting the work involved to reconstruct the original front and side verandahs of the Heritage Place (Abbotsford).</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 DA, 'As Constructed' plans certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval certifying that the reconstruction work has been undertaken in accordance with the endorsed plan required by part a) of this condition.</p> <p><i>Note: Part iii) of Condition 8 (Calling in Security), provides for the MEDQ to call in the security held in relation to the reconstruction of the original front and side verandahs if the reconstruction works are not completed in accordance with the conditions and currency period of this approval.</i></p>	<p>a) Within 80 business days of the date of this approval and before any works on the Heritage Place (Abbotsford)</p> <p>b) Prior to approval of a plan of subdivision for, or commencing the use of, Stage 1 - whichever is sooner</p> <p>c) Prior to approval of a plan of subdivision for, or commencing the use of, Stage 1 - whichever is sooner</p>

PDA Development Conditions		
No.	Condition	Timing
18.	<p><b>Compliance assessment - Work involving demolition</b></p> <p>a) Submit to EDQ for compliance assessment plans and written details, certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, of any proposed demolition works to the inside or outside of the Heritage Place (Abbotsford). These plans and details are to:</p> <ul style="list-style-type: none"> <li>i. document all elements of the Heritage Place (including, but not limited to flooring, walls, ceilings, windows, doors, cabinetry, roofing, stairs, cladding, verandahs etc) proposed to be partially or fully demolished</li> <li>ii. including photographs of the elements proposed to the partially or fully demolished</li> <li>iii. for those elements proposed to be partially demolished, full details of the element and identification (including photographs) of the part to be demolished</li> <li>iv. provide the reasons why the element needs to be partially or fully demolished</li> </ul> <p>b) Undertake the works in accordance with the endorsed plans and documents.</p> <p>c) The works must be overseen on site by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval.</p> <p>d) Submit to EDQ documentation, certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, that the full and partial demolition work undertaken to the Heritage Place were undertaken in accordance with the endorsed plans and documents.</p>	<p>a) Before undertaking any (including partial) demolition work to the Heritage Place (Abbotsford)</p> <p>b) and c) At all times</p> <p>d) Within 5 business days of any demolition work</p>
19.	<p><b>Compliance assessment - Structural management and protection</b></p> <p>a) Submit to EDQ for Compliance Assessment a Structural Management and Monitoring Plan (SMMP) for the Heritage Place (Abbotsford), certified by a RPEQ and the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval. A separate SMMP must be endorsed for each Stage of development. The SMMP must detail / provide:</p> <ul style="list-style-type: none"> <li>i. all work to be undertaking in, on, under and within 20 metres of the Heritage Place (Abbotsford);</li> <li>ii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines;</li> <li>iii. mitigation measures to protect the Heritage Place (Abbotsford), including any proposed hoarding (ultimate) and structural augmentation from the shoring of adjacent basements;</li> <li>iv. a comprehensive monitoring strategy and</li> </ul>	<p>a) Before starting work for each stage</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>methodology for the Heritage Place in the context of the proposed construction activities and methodologies</p> <ul style="list-style-type: none"> <li>v. a Maintenance and Security Plan for the Heritage Place (Abbotsford) during the works</li> <li>vi. any temporary works required to support (shore up) the Heritage Place (Abbotsford) and how any damage from these temporary works will be identified, rectified and reported to EDQ;</li> <li>vii. where steel bracing will come into contact with building fabric and how and where neoprene pads will be installed to mitigate any impacts from this contact</li> <li>viii. any additional structural bracing required to be installed but not documented in the approved plans and documents referenced in this approval</li> <li>ix. any necessary fire protection services required to the Heritage Place</li> <li>x. how emergency power/water will be retained at the Heritage Place during construction to protect the structure from fire, damage and vandalism</li> <li>xi. strategies to mitigate the Heritage Place from potential impacts associated with common site activities during construction including unnecessary and unregulated access, the storage of material, use of the Heritage Place as a place of refuse and "smoko".</li> </ul> <p>b) Each SMMP must be certified by a RPEQ and accompanied by a detailed engineering drawings and geotechnical report, demonstrating that the heritage buildings are adequately protected from damage during demolition and other site works</p> <p>c) Undertake monitoring generally in accordance with the certified methodology/program required under part a) of this condition.</p> <p>d) On request, submit to the EDQ survey monitoring results and an accompanying report certified by a RPEQ.</p> <p>e) Construct the stage of works strictly in accordance with the applicable endorsed SMMP required under part b) of this condition.</p> <p>f) Complete make good provisions as specified in the endorsed SMMP under part a) of this condition</p> <p>g) Submit to the EDQ 'as-constructed' plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings.</p>	<p>b) Prior to lodging for compliance assessment under Part a) of this condition</p> <p>c) At all time during construction activities for both stages</p> <p>d) During construction activities for both stages and up to 12 months following completion of construction of each stage</p> <p>e) At all times</p> <p>f) and g) Within 3 months of completion of works for each stage, commencing the use or endorsement of plans of subdivision for the stage,</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
		whichever comes first.
<b>Architecture and Design</b>		
20.	<b>Compliance assessment - External building details for buildings other than the Heritage Place (Abbotsford)</b> a) Submit to EDQ for compliance assessment details of the building, facade materials, colours and finishes generally consistent with the approved plans. b) Construct the development in accordance with the endorsed details.	a) Prior to commencing building work for each stage b) Prior to commencement of use
<b>Landscape and Environment</b>		
21.	<b>Interim grassing of site – entire site</b> a) The whole of the site must be adequately grassed to prevent soil and dust nuisance on and from the site. b) The site is to remain adequality grassed until such time as a Pre-Start meeting has been conducted with EDQ.	a) Within 60 days of this approval b) Until the pre-start meeting for Stage 1 has been conducted with EDQ, unless evidence is provided to EDQ (Development Assessment) that approved construction work will commence on the site within 60 days of the date of this approval
22.	<b>Compliance Assessment - Landscape Works (including interim landscaping works for Stage 2)</b> a) Submit to EDQ for compliance assessment detailed landscape plans, including interim landscape work for Stage 2, certified by an AILA registered Landscape Architect for improvement works within the proposed development generally in accordance with Citisene Landscape Concept Plan, 40-744-SD002 B, dated July 2015. b) Construct the works generally in accordance with the plans endorsed under part a) of this condition. c) Provide verification by an AILA registered Landscape Architect that the works have been completed generally in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencing the landscape work for each stage b) Prior to commencing the use of each stage and to be maintained c) Prior to commencing the use of each stage
23.	<b>Site Management of Stage 2</b> a) The area identified as Stage 2 on the approved plans is to be used and managed in accordance with the Construction Management Plan to appropriately mitigate pollution and nuisance impacts.	a) At all times, including during construction of Stage 1

PDA Development Conditions		
No.	Condition	Timing
	b) The area identified as Stage 2 is to be reinstated with grass. c) The area identified as Stage 2 is to remain adequately grassed	b) Prior to commencing the use of Stage 1 c) Until a Pre-start meeting has been conducted with EDQ for Stage 2.
24.	<b>Acoustic treatments</b> a) Submit to EDQ an updated noise assessment report, certified by a RPEQ, that includes noise mitigation assessment for air-conditioning and other on-site mechanical plant. b) Undertake acoustic treatments to the development in accordance with the recommendations in the updated report submitted in part a).	a) Prior to commencing site work for each stage b) Prior to commencing the use of each stage
25.	<b>Acid Sulfate Soils (ASS)</b> a) Where acid sulfate soils are found on site, submit to EDQ an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: <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> b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencing and during site works of each stage b) Prior to commencing the use of each stage
26.	<b>Erosion and Sediment Management</b> a) Submit to EDQ 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 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 commencing site work of each stage b) At all times during construction work for each stage
<b>Sustainability</b>		
27.	<b>Sustainable design</b> a) <b>Design and construct</b> the development to achieve an average NatHERS rating of 7.5 stars. b) Submit to EDQ written evidence, from a suitably qualified sustainability professional, that the development has been designed and constructed to meet part a) of this condition.	a) Prior to commencing building work for each stage b) Prior to commencing the use of each stage
28.	<b>Affordable Housing</b> Submit to EDQ evidence to substantiate that each stage of the development delivers a minimum of 5% of the housing stock as affordable in accordance with EDQ Guideline no.16 Housing. The evidence must identify the affordable price point and the corresponding residential dwelling	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner

PDA Development Conditions		
No.	Condition	Timing
29.	<b>Accessible Housing</b> Submit to EDQ evidence demonstrating that each stage of the development delivers 10% accessible units in accordance with EDQ Guideline no. 02 Accessible housing. The evidence is to clearly identify the accessible units within the stage.	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
<b>Site management</b>		
30.	<b>Managing complaints</b> a) Submit to EDQ a manual documenting the processes and procedures to manage complaints, including escalation, resolution and notification. b) Install a legible and visible sign on the Abbotsford Road frontage of the site, providing a 24 /7 contact name and phone number in the case of a complaint related to construction activities under this approval.	a) Prior to commencing work for the stage  b) At least 10 business days prior to commencing work for the stage
<b>Engineering</b>		
31.	<b>Construction Management Plan</b> a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: <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> <li>iv. a site layout plan superimposed on the road plan identifying the areas to be affected by the construction and access activities;</li> <li>v. loading and unloading locations for materials;</li> <li>vi. on-site storage and placement of materials, structures, plant and equipment on site, from time to time;</li> <li>vii. if applicable, any proposed arrangement utilising any part of the road reserve for construction related activities;</li> <li>viii. location of proposed external hoardings (ultimate) and gantries;</li> <li>ix. location of perimeter fencing;</li> <li>x. if required, contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and</li> <li>xi. management of waste for the all works</li> </ul>	a) Prior to commencing site work for each stage





PDA Development Conditions		
No.	Condition	Timing
	elements of the CNMP required under part a) of this condition.	
34.	<p><b>Structural Monitoring and Vibration</b></p> <p>a) Submit to EDQ a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: <ul style="list-style-type: none"> <li>• excavation of basement and shoring;</li> <li>• new excavation;</li> <li>• installation of new foundations (i.e. piling);</li> <li>• proposed methods to mitigate and control vibration and ground movement during construction;</li> </ul> </li> <li>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</li> <li>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</li> <li>iv) confirmation that Council, Urban Utilities, DES has reviewed the monitoring procedure for works adjacent to the Heritage place and public Infrastructure;</li> <li>v) proposed anchoring, including: <ul style="list-style-type: none"> <li>• whether anchors are temporary or permanent;</li> <li>• anchors' lifespan;</li> <li>• consent from affected landowners and asset owners;</li> </ul> </li> <li>vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets.</li> </ul> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>a) Prior to commencing site work for each stage</p> <p>b) At all times during construction</p>
35.	<p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ 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 commencing site work for each stage</p> <p>b) Prior to commencing the use of each stage</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ, 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 commencing the use of each stage
36.	<p><b>Shoring</b></p> <p>a) Submit to EDQ a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified RPEQ [geotechnical]. The GSDR must include:</p> <ul style="list-style-type: none"> <li>i) confirmation works are designed to meet the following Australian Standards: <ul style="list-style-type: none"> <li>• AS1726 Geotechnical Site Investigation;</li> <li>• AS2159 Piling - Design and Installation;</li> <li>• AS4678 Earth Retaining Structures;</li> </ul> </li> <li>ii) an investigation plan detailing required geotechnical investigations including laboratory testing and intended purpose of investigations;</li> <li>iii) an analysis of existing geological conditions, including the stratigraphy, groundwater level, excavatability and profiling;</li> <li>iv) a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>v) where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> <li>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development;</li> <li>vii) a dilapidation survey of each Heritage Place located within 50m of works associated with the approved development;</li> <li>viii) an assessment detailing: <ul style="list-style-type: none"> <li>• potential construction impacts to public utilities located within 20m of works associated with the approved development</li> <li>• how potential impacts will be avoided and mitigated;</li> </ul> </li> <li>ix) a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>x) critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and</li> </ul>	a) Prior to commencing site work for each stage

PDA Development Conditions		
No.	Condition	Timing
	<p>groundwater levels during temporary and permanent stages of work); and assessment of the installation of the retention system on adjacent properties;</p> <p>xi) design drawings and technical specifications, including any temporary and permanent structures;</p> <p>b) Undertake all Works in accordance with the GSDR certified under part a) of this condition.</p> <p>c) Submit to EDQ 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</p>	<p>b) Prior to commencing the use of each stage</p> <p>c) Prior to commencing the use of each stage</p>
37.	<p><b>Temporary Rock and Ground Anchors</b></p> <p>a) Submit to EDQ a Temporary Rock and Ground Anchor Report (TRGAR), certified by a RPEQ [civil/geotechnical]. The TRGAR must include:</p> <ol style="list-style-type: none"> <li>detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road managers and/or landowner(s);</li> <li>RPEQ [geotechnical] certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ [geotechnical] certification must consider the effects of the load imposed pressure bulb: <ul style="list-style-type: none"> <li>prior to the de-stressing of the temporary ground anchors; and</li> <li>upon completion of the building;</li> </ul> </li> </ol> <p>b) Construct the approved development in accordance with the certified TRGAR required under part a) of this condition.</p> <p>c) Submit to the EDQ RPEQ [civil/geotechnical]:</p> <ol style="list-style-type: none"> <li>certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition</li> <li>certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ol style="list-style-type: none"> <li>locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block);</li> <li>location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>construction methodology used during installation and the results of any tests;</li> <li>surveyed location of the following plotted on the</li> </ol> </li> </ol>	<p>a) Prior to commencing work</p> <p>b) At all times during construction</p> <p>c) Within 20 business days of completing work involving rock and ground anchors</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>shoring plan and wall sections:</p> <ul style="list-style-type: none"> <li>A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ul> <p>d) Submit to EDQ, RPEQ [civil/geotechnical] certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>d) Within 20 business days of completing of work involving rock and the destressing of the ground anchors</p>
38.	<p><b>Compliance Assessment - Out-of-Hours Works</b></p> <p>a) Submit to EDQ for compliance assessment, all requests for Out-of-Hours construction works. 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"> <li>i. reason for the request;</li> <li>ii. site plan(s), where applicable;</li> <li>iii. demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours;</li> <li>iv. potential adverse impacts and proposed mitigation strategies/measures; and</li> <li>v. a community engagement strategy and outcomes therefrom.</li> </ul> <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition</p>	<p>a) At all times</p> <p>b) At all times</p>
39.	<p><b>Vehicle Access</b></p> <p>Design and construct vehicle crossovers, including entry/exit signage, generally in accordance with the approved plans and with Council's adopted standards.</p>	<p>Prior to commencing the use of each stage and to be maintained</p>
40.	<p><b>Car Parking</b></p> <p>a) Provide delineated and signed all car parking spaces generally in accordance with the approved plans and documents.</p> <p>b) Car parking spaces are to be designed in accordance with <i>AS2890.1 – 2004 – Off Street Car Parking</i>.</p>	<p>Prior to commencing the use of each stage and to be maintained</p>
41.	<p><b>Bicycle Parking</b></p> <p>a) Provide delineated and signed bicycle parking spaces generally in accordance with the approved plans and documents.</p> <p>b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.</p>	<p>Prior to commencing the use of each stage and to be maintained</p>
42.	<p><b>Refuse collection</b></p> <p>a) Submit to EDQ DA evidence of approved refuse collection arrangements, from Council and/or a private waste contractor, for the approved development.</p>	<p>a) Prior to commencement of site works of each</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	stage b) At all times following commencement of use for each stage
43.	<b>Sewer</b> a) Submit to EDQ a Sewer Network Analysis, endorsed by UU, that the site can be serviced by sewer. b) Submit to EDQ 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) 'As Constructed' drawings certified by an RPEQ in a format acceptable to UU confirming all works have been completed in accordance with the certified plans. e) Connect the approved development to the sewer reticulation network generally in accordance with UU current adopted standards.	a) Prior to commencing site work for Stage 1 b) Prior to commencing sewer work for each stage c) Prior to commencing the use of each stage d) Prior to commencing the use of each stage e) Prior to commencing the use of each stage
44.	<b>Water</b> a) Submit to EDQ a Water Network Analysis, endorsed by QUU that the site can be serviced by water. b) Submit to EDQ detailed engineering plans, certified by an RPEQ, to upgrade the existing water reticulation, in accordance with part a) of this condition. c) Construct the upgraded water system and connections in accordance with the certified plans required in part (b) of this condition. d) Submit to EDQ (Development Assessment) 'As Constructed' drawings certified by an RPEQ in a format acceptable to UU confirming all works have been completed in accordance with the certified plans. e) Connect the approved development to the sewer reticulation network generally in accordance with UU current adopted standards.	a) Prior to commencing site work for Stage 1 b) Prior to commencing water reticulation work for each stage c) Prior to commencing the use of each stage d) Prior to commencing the use of each stage e) Prior to commencing the use of each stage
45.	<b>Compliance Assessment – Streetscape Works</b> a) Submit to EDQ 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: i. Council's <i>Infrastructure design planning scheme policy (PSP)</i> included in Schedule 6 of <i>City Plan 2014</i> The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces';	a) Prior to commencing site work for Stage 1

PDA Development Conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> <li>2. footpath treatments including joints and proposed joint sealing details;</li> <li>3. existing services and pits and proposed treatments;</li> <li>4. tactile ground surface indicators details</li> <li>5. location and types of streetscape furniture;</li> <li>6. location and size of stormwater treatment devices; and</li> <li>7. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ol> <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 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered Landscape Architect.</p>	<p>b) Prior to commencing the use of Stage 1</p> <p>c) Prior to commencing the use of Stage</p>
46.	<p><b>Compliance Assessment – Stormwater Management</b></p> <p>a) Submit to EDQ 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>. 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>b) Submit to EDQ 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 certified plans required by part a) of this condition.</p>	<p>a) Prior to commencing site work for each stage</p> <p>b) Prior to commencing site work for the relevant stage</p> <p>c) Prior to commencing the use for the relevant stage</p> <p>d) Prior to commencing the use for the relevant stage</p>
47.	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencing the use of each stage and to be maintained
48.	<p><b>Electricity</b></p> <p>Submit to EDQ written evidence from Energex confirming that either:</p> <ol style="list-style-type: none"> <li>i. existing underground low-voltage electricity supply or overhead, where agreed to by Council, is available to the development; or</li> <li>ii. the applicant has entered into an agreement with it to</li> </ol>	Prior to commencing site work of each stage

PDA Development Conditions		
No.	Condition	Timing
	provide underground or overhead where agreed to by the local council electricity services.	
49.	<b>Telecommunications</b> Submit to EDQ 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 commencing site work for each stage
50.	<b>Broadband</b> Submit to EDQ 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.	Prior to commencing site work for each stage
51.	<b>Gas</b> Submit to EDQ 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.	Prior to commencing site work for each stage
52.	<b>Public infrastructure (damage, repairs and relocation)</b> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.	a) Prior to commencement of use of each stage b) Prior to commencement of use of each stage
<b>Surveying, land transfers and easements</b>		
53.	<b>Easements over Infrastructure</b> 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. 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.	Prior to commencing the use or endorsement of a Building Format Plan, whichever occurs first
54.	<b>Titling arrangement</b> Development subject to this approval cannot straddle a common boundary.	At all times
<b>Monetary Contributions</b>		
55.	<b>Infrastructure Contributions</b> Pay to MEDQ the infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is for an MCU, 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 DCOP



## **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 \*\***