



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

Our ref: DEV2020/1158

13 April 2021

Rockpool RAC (Morayfield) Pty Ltd ATF Rockpool RAC Property Trust No. 3
C/- Town Planning Alliance
Att: Jessica Robson / Vu Nguyen
PO Box 5329
WEST END QLD 4101]

Email: eda@tpalliance.com.au

Dear Jessica and Vu

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – RESIDENTIAL CARE FACILITY AND ANCILLARY USES (OFFICE, FOOD PREMISES – CAFÉ AND SHOP- HAIR SALON) AT 520 BEAMS ROAD, CARSELDINE DESCRIBED AS PART OF LOT 1 ON SP311781

On 13 April 2021 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

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

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466 or at Leila.torrens@dsdilgp.qld.gov.au.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

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

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	520 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	1	SP311781
PDA development application details		
DEV reference number	DEV2020/1158	
'Properly made' date	4 December 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material change of use – residential care facility and ancillary uses (office, food premises – café, and shop – hair salon)	

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	13 April 2021
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 (if applicable)	Date (if applicable)
1.	Locality Plan	20-15-DA-1.0 rev 10	26/11/2020
2.	Site Plan	20-15-DA-1.1 rev 10	26/11/2020
3.	Ground Floor	20-15-DA-2.1 rev 10	26/11/2020
4.	L1	20-15-DA-2.2 rev 10	26/11/2020
5.	Typical Levels	20-15-DA-2.3 rev 10	26/11/2020
6.	Street Elevations 1	20-15-DA-3.1 rev 10	26/11/2020
7.	Street Elev 2 and Sections	20-15-DA-3.2 rev 10	26/11/2020
8.	Building Elevations 1	20-15-DA-3.3 rev 10	26/11/2020
9.	Building Elevations 2	20-15-DA-3.4 rev 10	26/11/2020
10.	Building Elevations 3	20-15-DA-3.5 rev 10	26/11/2020
11.	Resident Room Plans 1	20-15-DA-4.1 rev 10	26/11/2020
12.	Resident Room Plans 2	20-15-DA-4.2 rev 10	26/11/2020
13.	Pictorial 1	20-15-DA-5.1 rev 10	26/11/2020
14.	Pictorial 2	20-15-DA-5.2 rev 10	26/11/2020
15.	Pictorial 3	20-15-DA-5.3 rev 10	26/11/2020
16.	Pictorial 4	20-15-DA-5.4 rev 10	26/11/2020
17.	Rockpool Carseldine Landscape Architectural Development Application Submission 2 prepared by Butler and Webb	Un-numbered	11/02/21
18.	Site Based Stormwater Management Plan and Engineering Services report prepared by ACOR Consultants	Document BR200520, Issue No. 2	27/11/20
19.	Bushfire Management Plan prepared by LEC	Report 20073	27/11/20
20.	Proposed Aged Care Facility, 532 Beams Road, Carseldine Acoustic Report' prepared by acousticworks	2020398 R01D	29/01/21

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 DSDTI 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. **Broadband Works** means the carrying out of any operational works related to the provision of broadband infrastructure;
 - b. **Electrical Works** means the carrying out of any operational works related to the provision of electrical infrastructure;
 - c. **External Authority** means a public-sector entity external to the MEDQ;
 - d. **Parkland** means carrying out operational works related to the provision of parkland infrastructure;
 - e. **Retaining Wall Works** means the carrying out of any operational or building works related to the construction of a retaining wall greater than 1 vertical metre in height;
 - f. **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;
 - g. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - h. **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;
 - i. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure;
 - j. **Telecommunication Works** means the carrying out of any operational works related to the provision of telecommunication infrastructure; and
 - k. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DES** means the Department of Environment and Science.
6. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
7. **EDQ** means Economic Development Queensland.

8. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning, dated 01 July 2019.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **PoD** means Plan of Development.
12. **RPEQ** means Registered Professional Engineer of Queensland.
13. **UU** means Urban Utilities.

COMPLIANCE ASSESSMENT:

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:

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

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

1. if satisfied, endorses the revised documentation; or
2. if not satisfied, notifies the applicant accordingly.

v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

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

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

PDA Development Conditions		
No.	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <ol style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use
2.	<p>Maintain the approved development</p> <p>Maintain the approved development generally in accordance with:</p> <ol style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use

Construction management and infrastructure		
3.	<p>Hours of work - construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
4.	<p>Out of hours work - Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
6.	<p>Construction management plan</p> <p>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> A. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; B. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; C. for safe and functional temporary vehicular access points and frequency of use; D. for the safe and functional loading and unloading of materials including the location of any remote loading sites; E. for the location of materials, structures, plant and equipment; 	a) Prior to commencing work

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

	<p>F. of waste generated by construction activities; G. detailing how materials are to be loaded/unloaded; H. of proposed external hoardings (with clearances to street furniture and other public sector entity assets); I. of employee and visitor parking areas; J. of anticipated staging and programming; K. for the provision of safe and functional emergency exit routes (including flood and bushfire); and L. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
7.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</p> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
8.	<p>Traffic management plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams,</p>	<p>a) Prior to commencing work</p>

	<p>prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</p> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>b) During construction</p>
<p>9.</p>	<p>Construction noise management plan</p> <p>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
<p>10.</p>	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

12.	<p>Acid sulfate soils</p> <p>a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of use or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
13.	<p>Retaining walls</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
14.	<p>Roadworks – Compliance Assessment</p> <p>a) Submit to EDQ DA, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for any works within an existing road reserve, including:</p> <ul style="list-style-type: none"> i) demonstration of sufficient offset distance from the access driveway to the on-street parking, or documentation of requirement for removal of parking space(s) to provide sufficient offset distance. Removal may be via pavement line marking. ii) clear sight lines to ensure legibility and visibility for all users; iii) safe and effective design treatments to address 	<p>a) Prior to commencing roadworks</p>

	<p>user conflicts between pedestrians, cyclists and vehicles, including any works required to interface with the cycle path crossing(s) in accordance with documents approved by compliance assessment Condition 15</p> <p>iv) the following supporting information:</p> <ol style="list-style-type: none"> 1. referenced design and performance criteria; 2. referenced supporting documentation used to inform designs; 3. RPEQ confirmation that all works within existing or proposed road reserves accord with BCC standards (except as varied for cycle path crossings per Condition 15); or <p>b) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS the following:</p> <ol style="list-style-type: none"> i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. 	<p>b) Prior to commencing roadworks</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
15.	<p>Cycle Path Crossings – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, detailed design for locations where cycle paths are crossed by driveways or footpaths. Cycle path crossings must be certified by an RPEQ in accordance with DTMR Selection & Design of Cycle Tracks Guideline, Oct 2019 (replaces Technical Note TN128 Selection and Design of Cycle Tracks) and relevant Austroads Guides and Australian Standards</p> <p>Designs are required to specifically address the following</p> <ul style="list-style-type: none"> • Clear designation of give way priority (cyclist / pedestrian) • Appropriate signage, line marking and surface treatments (at the point of crossing and as required on vehicle/pedestrian/cycle approaches) • Appropriate horizontal and vertical geometry and 	<p>a) Prior to commencing cycle path crossings works</p>

	<p>building/landscape interface design to maximise sight distances and minimise vehicle turning speeds</p> <ul style="list-style-type: none"> • Be consistent with the treatments within Stage 1 of the Carseldine Urban Village (where appropriate) <p>b) Construct cycle path crossings and associated infrastructure in accordance with part a) of this condition.</p> <p>c) Submit to EDQ TS certification by an RPEQ and written evidence that all cycle path crossings have been constructed to a safe standard.</p>	<p>b) Prior to the commencement of use</p> <p>c) Prior to the commencement of use</p>
16.	<p>Vehicle access</p> <p>a) Construct a vehicle crossover:</p> <ol style="list-style-type: none"> i) located in accordance with the approved plans; and ii) designed in accordance with Council's adopted standards with grades and alignment as required to safely interface with the cycle path per Condition 15. <p>b) Proposed "Brigade Hardstand" for emergency vehicles is to include "no standing" signage and line-marking, of the type and location deemed appropriate by the RPEQ.</p> <p>c) Submit to EDQ TS RPEQ certification that the crossover has been 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> <p>c) Prior to commencement of Use</p>
17.	<p>Emergency Vehicle Access/Easement</p> <p>(a) Submit to EDQ TS an emergency vehicle access strategy certified by an RPEQ which addresses the below</p> <ol style="list-style-type: none"> i. External egress for a fire tender vehicle via an access easement through Lot 3001 . ii. Turning circles provided to demonstrate that the fire tender can either exit directly north to the access street, as well as alternatively exit via a right angle turn to the east, for access via the existing sports fields driveway, aligned with the east-west Lot 3000/Lot 3001 property boundary. iii. Amendments required to pavement construction, line marking, landscaping, services infrastructure or fencing to facilitate the above. 	<p>a) Prior to the commencement of works</p>
18.	<p>Car parking</p> <p>a) Submit detailed car park design generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans, certified by an RPEQ, as amended by the below</p> <ol style="list-style-type: none"> i. Emergency vehicle access in accordance with the strategy approved by Condition 17. ii. Interface requirements per Condition 28 iii. 	<p>a) Prior to the commencement of works</p>

	<p>b) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>c) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
19.	<p>Bicycle parking</p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use .</p> <p>b) Prior to commencement of use</p>
20.	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use</p>
21.	<p>Sewer connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use</p>
22.	<p>Stormwater connection</p> <p>Connect the approved development to a lawful point of discharge in accordance with approved ACOR Consultants report “Site Based Stormwater Management Plan and Engineering Services Report” Issue no. 02 dated 27/11/2020.</p> <p>a) with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and</p> <p>b) generally in accordance with Council’s current adopted standards.</p>	<p>Prior to commencement of use</p>
23.	<p>Stormwater management (quality)</p> <p>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and</p> <p>ii) approved ACOR Consultants report “Site Based Stormwater Management Plan and Engineering Services Report” Issue no. 02 dated 27/11/2020. with the addition of appropriate Gross Pollutant Traps for car park and servicing area stormwater field inlets.</p>	<p>a) Prior to commencement of stormwater works</p>

	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use
24.	<p>Flooding</p> <p>a) Construct development with flood immunity as required by BCC standards and QUDM, in accordance with approved ACOR Consultants report “Site Based Stormwater Management Plan and Engineering Services Report” Issue no. 02 dated 27/11/2020, summarised as follows:</p> <ul style="list-style-type: none"> a. 1% AEP – Entrances, emergency egress path b. 1% AEP + 500mm – non-habitable floor levels, essential electrical services c. 0.2% AEP – Habitable floor levels <p>b) Operate development in accordance with flood immunity requirements for habitable rooms.</p>	<p>a) Prior to the commencement of use</p> <p>b) At all times</p>
25.	<p>Electricity</p> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
26.	<p>Telecommunications</p> <p>a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use</p>
27.	<p>Broadband</p> <p>a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

28.	<p>Landscape works</p> <p>a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> i) Rockpool Carseldine Landscape Architectural Development Application Submission 2 prepared by Butler and Webb ii) The detailed plans are to contain: <ul style="list-style-type: none"> a. detailed planting palette and schedule; b. Maintenance procedures; c. Re-consideration of the interface with the adjoining lot is required and to be reflected in the final detailed landscape design; d. Planting at the interface with the footpath is to ensure visibility and provide opportunities for passive surveillance from the café to the footpath; e. Appropriate wayfinding is to be installed from the footpath and open space area, directing the public to the entry to the café. iii) Plans submitted for emergency egress Condition 17. <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use</p>
29.	<p>Refuse collection</p> <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p>
30.	<p>Acoustic treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in the following approved document:</p> <ul style="list-style-type: none"> i) 'Proposed Aged Care Facility , 532 Beams Road, Carseldine Acoustic Report' prepared by acoustic works 29th January 2021 ref 2020398 R01D and specifically ii) Noise attenuation measures to achieve the following internal railway noise criterion must be provided for the Residential Care Facility: <ul style="list-style-type: none"> • ≤45 dB(A) single event maximum sound pressure level for all habitable rooms. <p>b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

31.	<p>Outdoor lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use
32.	<p>Bushfire Management</p> <p>a) Locate and construct building fabric and exit locations per approved LEC report “Bushfire Management Plan, Aged care Facility, Lot 3, Carseldine Village, 520 Beams Road” dated 27 November 2020.</p> <p>b) Install/maintain vegetation and landscaping in accordance with approved LEC report “Bushfire Management Plan, Aged care Facility, Lot 3, Carseldine Village, 520 Beams Road” dated 27 November 2020.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use and at all times during operation</p>
33.	<p>Sustainability and efficiency</p> <p>a) Submit to EDQ TS the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 5 Star Green Star rating under the Green Building Council of Australia (GBCA) Design and As Built rating tool (or equivalent GBCA tool as agreed by EDQ TS).</p> <p>i. Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves a minimum projected 5 Star Green Star rating.</p> <p>ii. Submit evidence of submission of the above documentation to the GBCA for certification.</p> <p>iii. Contractual agreement(s) between the applicant and the building construction contractor(s) , evidencing that the building construction is contractually required to achieve a 5 Star Green Star rating.</p> <p>It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</p> <p>b) Submit to EDQ TS “Design Review” certification from the GBCA certifying that the documentation submitted under a) i) is projected to achieve a 5 Star Green Star rating under the Design and As-Built tool (or tool approved under part a)).</p> <p>Should changes to the documentation submitted under a) i) be required in response to GBCA Design Review feedback (to achieve a 5 Star rating), the final</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to the commencement of building internal fitout</p>

	<p>documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</p> <p>c) Design , construct and operate the approved development generally in accordance with the final submission certified to achieve a 5 Star Design Review rating by the GBCA under b).</p> <p>d) Submit to EDQ TS evidence that the requirements of part c) of this condition have been met, including submission of 5 Star "As-Built" rating certification from the GBCA.</p>	<p>c) Prior to commencement of use</p> <p>d) Within 12 months of commencement of use</p>
34.	<p>Easements over infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use</p>
35.	<p>Contributed Asset(s) – Non-Standard</p> <p>Where Contributed Assets are to be delivered to a standard other than the relevant Council standard (in force as at the date of Compliance Assessment of the relevant Public Asset, or where Compliance Assessment is not required, the relevant standard in force at the time of this PDA decision notice), submit to the EDQ Development Assessment, DSDILGP evidence of an appropriate arrangement being entered into with Council or another third party for the ownership, repair, maintenance and replacement of that Contributed Asset.</p>	<p>Prior to the commencement of use.</p>
Infrastructure contributions		
36.	<p>INFRASTRUCTURE CHARGES:</p> <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> <p>— where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</p> <p>— where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment.</p> <p>— Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ</p>	<p>In accordance with the IFF</p>

	prior to commencement of use for calculation of final charges.	
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STANDARD ADVICE

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

**** End of Package ****