



Our ref: DEV2020/1121/3

15 October 2021

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

Habitat Development Group Pty Ltd
Att: Mr Oscar Wasko
Level 4, 33 Remora Road
HAMILTON Qld 4007

Email: oscar@habdev.com

Dear Mr Wasko

Section 99 Approval - application to change PDA development approval
Material Change of Use for multiple dwellings, office, food and drink outlet, bar and shop
at South Sea Islander Way, Maroochydore, described as Lot 20 on SP305311

On 15 October 2021 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Leila Torrens, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

| Site information | | |
|---|---|------------------|
| Name of priority development area (PDA) | Maroochydore | |
| Site address | South Sea Islander Way, Maroochydore | |
| Lot on plan description | Lot number | Plan description |
| | 20 | SP305311 |
| PDA development application details | | |
| DEV reference number | DEV2020/1121 | |
| 'Properly made' date | 16/09/2021 | |
| Type of application | <input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period | |
| Description of proposal applied for | Change to a PDA Development Permit for a Material Change of Use – Multiple Dwellings, Office, Food and Drink Outlet, Bar and Shop | |
| PDA development approval details | | |
| Decision of the MEDQ | <p>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.</p> <p>The approval is for: Change to a development approval by way of:</p> <ul style="list-style-type: none"> • Amendment to staging of development; and • Changes to façade materials. | |
| Original Decision date | 16/12/2020 | |
| 1 st Change to approval date | 15/10/21 | |
| Currency period | 6 years from original decision date | |

Approved plans and documents

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

| Approved plans and documents | | Number | Date |
|---|--|----------------------------------|------------------|
| 1. | Level 1 Overall Arrangement Plan prepared by K Architecture | A1.01 Issue P7 | 13/10/21 |
| 2. | Level 2 Overall Arrangement Plan prepared by K Architecture | A1.04 Issue P9 | 13/10/21 |
| 3. | Level 3 Overall Arrangement Plan prepared by K Architecture | A1.07 Issue P9 | 13/10/21 |
| 4. | Level 4 Overall Arrangement Plan prepared by K Architecture | A1.10 Issue P8 | 13/10/21 |
| 5. | South Tower Southeast Elevation prepared by K Architecture | A2.01 Issue P3 | 17/09/21 |
| 6. | South Tower Northwest Elevation prepared by K Architecture | A2.03 Issue P5 | 13/10/21 |
| 7. | South Tower Northeast Elevation prepared by K Architecture | A2.04 Issue P3 | 17/09/21 |
| 8. | South Tower Southwest Elevation prepared by K Architecture | A2.02 Issue P3 | 17/09/21 |
| 9. | North Tower East Elevation prepared by K Architecture | A2.05 Issue P3 | 17/09/21 |
| 10. | North Tower Southwest Elevation prepared by K Architecture | A2.06 issue P3 | 17/09/21 |
| 11. | North Tower Northwest Elevation prepared by K Architecture | A2.07 Issue P5 | 13/10/21 |
| 12. | North Tower North Elevation prepared by K Architecture | A2.08 Issue P3 | 17/09/21 |
| 13. | South Tower Section A prepared by K Architecture | A3.01 Issue P3 | 17/09/21 |
| 14. | South Tower Section B prepared by K Architecture | A3.02 Issue P3 | 17/09/21 |
| 15. | North Tower Section C prepared by K Architecture | A3.08 Issue P3 | 17/09/21 |
| 16. | North Tower Section D prepared by K Architecture | A3.04 Issue P3 | 17/09/21 |
| 17. | Car park ramp Section E prepared by K Architecture | A3.05 Issue P2 | 17/09/21 |
| Plans and documents previously approved on 16/12/2020 | | Number | Date |
| 1. | Accessible Unit Plans, prepared by K Architecture | DA6.01, issue D | 16 November 2020 |
| 2. | Landscape Concept Package' prepared by Place Design Group | 2020036, issue D | 16 November 2020 |
| 3. | Site-based Stormwater Management Plan, prepared by Barlow Shelley | 2014-SBSMP-01_Version 2.0 | December 2020 |
| 4. | Existing Site Conditions, prepared by Barlow Shelley | Job 2014, Drawing No. PO1, Rev B | 5 November 2020 |
| 5. | Preliminary Layout & Service Connection Plan, prepared by Barlow Shelley | Job 2014, Drawing No. PO2, Rev B | 5 November 2020 |

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| 6. | Preliminary Earthworks Plan, prepared by Barlow Shelley | Job 2014, Drawing No. PO3, Rev B | 5 November 2020 |
| 7. | Preliminary Earthworks Section, prepared by Barlow Shelley | Job 2014, Drawing No. PO4, Rev B | 5 November 2020 |
| 8. | Vehicle Swept Paths, prepared by Barlow Shelley | Job 2014, Drawing No. PO5, Rev C | 3 December 2020 |
| 9. | Stormwater Management Plan – Sheet 1 of 2, prepared by Barlow Shelley | Job 2014, Drawing No. PO6, Rev C | 1 December 2020 |
| 10. | Car Park Staging Plan | N/A | Amended in Red 10 December 2020 |
| 11. | Accessible Unit Plans, prepared by K Architecture | DA6.01, issue D | 16 November 2020 |
| 12. | Site-based Stormwater Management Plan, prepared by Barlow Shelley | 2014-SBSMP- 01_Version 2.0 | December 2020 |
| 13. | Existing Site Conditions, prepared by Barlow Shelley | Job 2014, Drawing No. PO1, Rev B | 5 November 2020 |
| 14. | Roof Plan, prepared by K Architecture | DA2.09, issue D | 16 November 2020 |
| 15. | Section 1, prepared by K Architecture | DA4.01, issue D | 16 November 2020 |
| 16. | Section 2, prepared by K Architecture | DA4.02, issue D | 16 November 2020 |
| 17. | Section 3, prepared by K Architecture | DA4.03, issue D | 16 November 2020 |
| 18. | Section 4, prepared by K Architecture | DA4.04, issue D | 16 November 2020 |
| 19. | Section 5, prepared by K Architecture | DA4.05, issue D | 16 November 2020 |
| 20. | Section 6, prepared by K Architecture | DA4.06, issue D | 16 November 2020 |
| 21. | Section 7, prepared by K Architecture | DA4.07, issue D | 16 November 2020 |
| 22. | Section 8, prepared by K Architecture | DA4.08, issue D | 16 November 2020 |
| 23. | Site Cover Areas, prepared by K Architecture | DA5.01, issue D | 16 November 2020 |
| 24. | Site Cover Areas, prepared by K Architecture | DA5.02, issue D | 16 November 2020 |
| 25. | Communal & Landscape Areas, prepared by K Architecture | DA5.03, issue D | 16 November 2020 |

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| 26. | Sub-tropical Planter Areas, prepared by K Architecture | DA5.04, issue D | 16 November 2020 |
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PDA development conditions

PREAMBLE AND ABBREVIATIONS

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

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **EP Act** means the *Environmental Protection Act 1994*.
10. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
11. **MEDQ** means the Minister for Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **RPEQ** means Registered Professional Engineer of Queensland.

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).

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

- 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. 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@dsdmip.qld.gov.au
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au

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.

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| 6. | Interim Landscaping The area identified as 'Ground – Staging Stage 2' on approved plan 'Level 1 Overall Arrangement Plan prepared by K Architecture A1.01 Issue P7 13/10/21 is to be turfed. | Prior to commencement of use of Stage 1 and until commencement of construction of Stage 2 or the relevant portion is developed under Condition 5. |
| Construction management | | |
| 7. | Hours of work - construction 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. | During construction unless otherwise endorsed |
| 8. | Out of hours work - Compliance Assessment a) Where out of hours work is proposed, submit to EDQ TS for Compliance Assessment, an out of hours work request. The out of hours work request must include payment of the applicable fee and a duly completed out of hours work request form ³ . b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition. | a) Minimum of 10 business days prior to proposed out of hours work commencement date b) At all times |
| 9. | Construction management plan 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 during each stage of construction, including: <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; and v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; | a) Prior to commencement of work of each stage |

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

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | <ul style="list-style-type: none"> 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 8. of employee and visitor parking areas; 9. of anticipated staging and programming; 10. for the provision of safe and functional emergency exit routes; and 11. any out of hours work as endorsed via Compliance Assessment. <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> |
| 10. | <p>Erosion and sediment management</p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP) for each stage of the development, certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p> | <p>a) Prior to commencement of work of each stage</p> <p>b) During construction</p> |
| 11. | <p>Traffic management plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP) for each stage of the development, certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> 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, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. | <p>a) Prior to commencement of work of each stage</p> |

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | <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 or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p> | b) During construction |
| 12. | <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 and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p> | <p>a) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> |
| 13. | <p>Earthworks</p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved Preliminary Earthworks Plan prepared by Barlow Shelley Consulting Engineers (Drawing 2014 P03 rev B). <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans, as required by condition 10 – Erosion and sediment management; include the location and finished surface levels of any cut and/or fill; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; and preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development, | a) Prior to commencing earthworks |

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | <ul style="list-style-type: none"> b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that: <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. | <ul style="list-style-type: none"> b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first |
| 14. | Acid sulfate soils <ul style="list-style-type: none"> a) Where on-site Acid sulfate soils (ASS) is 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). 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. 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. | <ul style="list-style-type: none"> a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first |
| 15. | Vehicle access <ul style="list-style-type: none"> a) Construct two (2) vehicle crossovers: <ul style="list-style-type: none"> i) located and sized generally in accordance with the approved plans; and ii) designed generally in accordance with the relevant Council standards. b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. | <ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement for the first Stage of the Development, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first |
| 16. | Car parking - Compliance Assessment <ul style="list-style-type: none"> a) Submit to EDQ DA for compliance assessment, engineering drawings certified by a RPEQ for each Stage of the Development for the provision of car parks and circulation aisles generally in accordance with: <ul style="list-style-type: none"> i) the accessible car parking requirements of Condition 30; ii) Australian Standard AS2890 – Parking Facilities; and iii) the approved architectural and engineering plans. b) Construct, sign and delineate car parking spaces generally in accordance with part a) of this condition. | <ul style="list-style-type: none"> a) Prior to commencement of works for each Stage of the Development b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first |

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | c) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition. | c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first |
| 17. | <p>Car parking – Public access</p> <p>Provide and maintain safe public access to the following during the nominated business hours of all occupied office and/or retail tenancies:</p> <ul style="list-style-type: none"> i) Private vehicle and pedestrian access through the ground floor carpark (non-resident vehicles to enter from South Sea Islander Way and exit onto Future Way); and ii) All retail and office carparks (including any required PWD car parks) nominated on the approved plans and documents. | At all times |
| 18. | <p>Car park signage – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, a signage plan prepared by a suitably qualified professional incorporating the following:</p> <ul style="list-style-type: none"> i) Car park directional and advisory signage identifying: <ul style="list-style-type: none"> 1. the public access provided in accordance with Condition 17; 2. all non-resident vehicles to enter the car park via South Sea Islander Way and exit via Future Way; and 3. all publicly accessible retail and office car parks. <p>The signage plan is to identify the size, location and purpose of all proposed signage, and is to be generally in accordance with the following plans and documents:</p> <ul style="list-style-type: none"> i) The approved plans; ii) <i>Sunshine Coast Council Development Code 9.4.1 Advertising devices code</i>; and iii) <i>Australian Standard AS2890 – Parking Facilities</i>. <p>b) Install the signage generally in accordance with the plans submitted under part a) of this condition.</p> <p>c) Maintain the signage generally in accordance with the public access provided in accordance with Condition 17.</p> | <p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) At all times</p> |
| 19. | <p>Bicycle parking - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, amended architectural drawings certified by a Registered Architect showing the provision of bicycle parking facilities generally in accordance with:</p> <ul style="list-style-type: none"> i) Sunshine Coast Council's Development Code 9.4.8 Transport and Parking code; ii) Australian Standard AS2890.3-1993 Bicycle parking facilities; and | a) Prior to commencement of works |

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | <ul style="list-style-type: none"> iii) the approved plans b) Construct, sign and delineate bicycle parking facilities generally in accordance with part a) of this condition. c) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition. | <ul style="list-style-type: none"> b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first |
| 20. | <p>End of trip facilities - Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ DA for compliance assessment, amended architectural drawings certified by a Registered Architect showing the provision of end of trip facilities generally in accordance with: <ul style="list-style-type: none"> i) <i>Queensland Development Code MP4.1 - Sustainable Buildings</i>; and ii) the approved plans b) Construct, sign and delineate end of trip facilities generally in accordance with part a) of this condition. c) Submit to EDQ TS evidence demonstrating end-of-trip facilities have been constructed in accordance with part a) of this condition | <ul style="list-style-type: none"> a) Prior to commencement of works b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first |
| 21. | <p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater's current adopted standards.</p> | Prior to commencement of use or BFP endorsement, whichever occurs first |
| 22. | <p>Sewer connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.</p> | Prior to commencement of use or BFP endorsement, whichever occurs first |
| 23. | <p>Stormwater connection</p> <p>Connect each Stage of the approved development to the existing stormwater network as indicated in the approved Site Based Stormwater Management Plan 2014-SBSMP-01 Version 2.0 dated December 2020 and Stormwater Management Plans 2014 P06 B and PO7 B prepared by Barlow Shelley and generally in accordance with Council's current adopted standards.</p> | Prior to commencement of use or BFP endorsement, whichever occurs first |
| 24. | <p>Stormwater management (quality & quantity) – Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ TS for Compliance Assessment, detailed engineering drawings and calculations, certified by a RPEQ, for all stormwater conveyance and treatment devices demonstrating that water quality objectives are met for each Stage of the Development. The works are to be designed generally in accordance with: | <ul style="list-style-type: none"> a) Prior to commencement of stormwater works for each Stage of the Development |

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality & Stormwater quantity,</i> ii) <i>Water By Design Bioretention Technical Design Guidelines v1.1 October 2014,</i> iii) the approved Site Based Stormwater Management Plan prepared by Barlow Shelley (Ref: 2014-SBSMP-01 Version 2.0 dated December 2020), including Stormwater Management Plans Ref: 2014 P06 rev B and PO7 rev B <p>The submitted drawings must include:</p> <ul style="list-style-type: none"> i) Catchment, sizing, and discharge details for each individual basin demonstrating that water quality objectives are met for each stage; and ii) Details of the maintenance program to be implemented for proposed water quality devices, including but not limited to frequency and methodology for the replacement of filter material and vegetation. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p> | <p>b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</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 or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</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 or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</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</i></p> | <p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |

| PDA Development Conditions | | |
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| Ref | Condition | Timing |
| | <p><i>Pit and Pipe Specification for Real Estate Development Projects.</i></p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p> | <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |
| 28. | <p>Waste Collection System</p> <p>a) Submit to EDQ Development Assessment, DSDTI, a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system.</p> <p>b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent.</p> <p>c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.</p> | <p>a) Prior to commencement of building works.</p> <p>b) Prior to commencement of use</p> <p>c) At all time</p> |
| 29. | <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> | <p>Prior to commencement of use or BFP endorsement, whichever occurs first</p> |
| 30. | <p>Accessible housing</p> <p>Submit to EDQ DA evidence that the approved development delivers</p> <ul style="list-style-type: none"> i) a minimum sixteen (16) accessible units in accordance with <i>PDA Guideline no. 2 Accessible Housing</i> and ii) a minimum sixteen (16) associated accessible car parks in accordance with <i>Australian Standard AS 2890.6 2009 Parking Facilities for people with disabilities</i>, generally in accordance with the approved plans. <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement outline compliance with PDA Guideline no. 2 Accessible Housing and Australian Standard AS 2890.6 2009 Parking Facilities for people with disabilities are considered evidence.</i></p> | <p>Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p> |
| 31. | <p>Public Art - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, a detailed Public Art Plan for public art by a recognised artist or craftsperson (such artworks or sculptures) to the minimum value of not less than 0.25% of the total estimated construction cost as certified by a suitably qualified Quantity Surveyor (including design, fabrication and installation).</p> <p>The Public Art Plan must include the following:</p> <ul style="list-style-type: none"> i) Design Concept (description of the theme / story / inspiration for the public artwork); ii) Imagery / sketches / drawings of the public artwork; | <p>a) Prior to commencement of landscape works</p> |

| PDA Development Conditions | | |
|------------------------------|--|--|
| Ref | Condition | Timing |
| | <ul style="list-style-type: none"> iii) Materials and colours palette; iv) Evidence that the public art is suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and v) A schedule of project costs, certified by a suitably qualified Quantity Surveyor identifying as a minimum design, fabrication, installation and artist costs. <p>b) Submit to EDQ DA, evidence demonstrating that the public artwork has been installed in accordance with endorsed documents required by part a) of this condition.</p> | <p>b) Prior to commencement of use</p> |
| Infrastructure contributions | | |
| 32. | <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> <ul style="list-style-type: none"> • where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges • 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 • 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>In accordance with the IFF</p> |

STANDARD ADVICE

Please note that 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 ****