



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

Our ref: DEV2021/1181

8 December 2021

Infinite Care (Developments) Pty Ltd
C/- Zone Planning Group
Att: Mr Steve Morton
PO Box 3805
BURLEIGH TOWN QLD 4220

Email: smorton@zoneplanning.com.au

Dear Mr Morton

S89(1)(a) Approval of PDA development application

Development Permit for material change of use for residential care facility, office, shop and food and drink outlet and operational works for earthworks at 48 Village Boulevard, Southport described as Lots 16 and 18 on SP275512

On 8 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kari Stephens
**Acting Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands	
Site address	48 Village Boulevard, Southport	
Lot on plan description	Lot number	Plan description
	Lots 16 and 18	SP275512

PDA development application details	
DEV reference number	DEV2021/1181
'Properly made' date	6 May 2021
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	MCU – residential care facility, office, shop, food and drink outlet OPW – earthworks (Lot 18 only)

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	8 December 2021
Currency period	MCU – 6 years from the date of the decision OPW – 2 years from the date of the decision

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.	Lumina Parklands Site, Infin8 – Areas and Statistics 1, prepared by GJG Architects	20-08 AR-1 Issue 7	11/08/21
2.	Lumina Parklands Site, Infin8 – Areas and Statistics 2, prepared by GJG Architects	20-08 AR-2 Issue 7	11/08/21
3.	Lumina Parklands Site, Infin8 – Cover Sheet, prepared by GJG Architects	20-08 DA-1 Issue 7	11/08/21
4.	Lumina Parklands Site, Infin8 – Site Plan, prepared by GJG Architects	20-08 DA-2 Issue 7	11/08/21
5.	Lumina Parklands Site, Infin8 – Conceptual Sections, prepared by GJG Architects	20-08 DA-3 Issue 7	11/08/21

Approved plans and documents		Number	Date
6.	Lumina Parklands Site, Infin8 – Ground Floor Plan, prepared by GJG Architects	20-08 DA-4 Issue 7	11/08/21 - as amended in red on 07/12/21
7.	Lumina Parklands Site, Infin8 – Basement Floor Plan, prepared by GJG Architects	20-08 DA-5 Issue 7	11/08/21
8.	Lumina Parklands Site, Infin8 – Level 1 - Floor Plan, prepared by GJG Architects	20-08 DA-6 Issue 7	11/08/21
9.	Lumina Parklands Site, Infin8 – Typical - L2-L4 Plan, prepared by GJG Architects	20-08 DA-7 Issue 7	11/08/21
10.	Lumina Parklands Site, Infin8 – Level 5 - Floor Plan, prepared by GJG Architects	20-08 DA-8 Issue 9	08/09/21
11.	Lumina Parklands Site, Infin8 – Elevations 1, prepared by GJG Architects	20-08 DA-9 Issue 9	08/09/21
12.	Lumina Parklands Site, Infin8 – Elevations 2, prepared by GJG Architects	20-08 DA-10 Issue 7	11/08/21
13.	Lumina Parklands Site, Infin8 – Street Planting/Footpath Section, prepared by GJG Architects	20-08 DA-11 Issue 7	11/08/21
14.	Lumina Parklands Site, Infin8 – Massing, prepared by GJG Architects	20-08 DA-12 Issue 7	11/08/21
15.	Lumina Parklands Site, Infin8 – Cover for Podium Decks (Wanderers), prepared by GJG Architects	20-08 DA-13 Issue 7	11/08/21
16.	Lumina Parklands Site, Infin8 – Roof Plan, prepared by GJG Architects	20-08 DA-14 Issue 7	11/08/21
17.	Lumina Parklands Site, Infin8 – SE Boundary Sections, prepared by GJG Architects	20-08 DA-15 Issue 7	11/08/21
18.	Lumina Parklands Site, Infin8 – SW Boundary Sections and Potential Neighbour, prepared by GJG Architects	20-08 DA-16 Issue 7	11/08/21
19.	Lumina Parklands Site, Infin8 – Carpark Ramp Section, prepared by GJG Architects	20-08 DA-17 Issue 7	11/08/21
20.	Lumina Parklands Site, Infin8 – External Finishes pages 1-4, prepared by GJG Architects		10/03/21
21.	Information Paper – ESD Strategy, prepared by Cundall	Project No. 1030346 Doc No. RPT-001	19/08/2021
22.	Waste Management Report, prepared by Zone Planning Group	Project No. Z20321	September 2021
23.	Infin8 Lumina SLI, prepared by Zone Landscape Architects	Project Ref L21012 Rev B	29/07/2021
24.	Lumina Southport, Parklands PDA Engineering Services Report, prepared by ADG Engineers	Job No 24792 Rev 01	08/09/2021
25.	Drawing Schedule Notes and Locality Plan, prepared by ADG Civil Services	Project No 24792 Dwg No C01 Rev 02	08/09/2021
26.	Existing Features Layout Plan, prepared by ADG Civil Services	Project No 24792 Dwg No C0 Rev 01	05/05/2021
27.	Erosion And Sediment Control Layout Plan, prepared by ADG Civil Services	Project No 24792 Dwg No C10 Rev 01	05/05/2021
28.	Erosion and Sediment Control Notes and Details, prepared by ADG Civil Services	Project No 24792 Dwg No C11 Rev 01	05/05/2021
29.	Earthworks Layout Plan, prepared by ADG Civil Services	Project No 24792 Dwg No C20 Rev 02	08/09/2021
30.	Earthworks Notes and Site Sections, prepared by ADG Civil Services	Project No 24792 Dwg No C21 Rev 02	08/09/2021

Approved plans and documents		Number	Date
31.	Roadwork and Drainage Layout Plan, prepared by ADG Civil Services	Project No 24792 Dwg No C30 Rev 01	08/09/2021
32.	Lumina – 48 Village Boulevard, Southport - Stormwater Advice Letter, prepared by ADG Engineers	24792/C L001 Rev 01	08/09/2021
33.	48 Village Boulevard and Innovation Drive, Southport – Information Request Response, prepared by Acoustic Works	2021071 L01A	23/08/2021
34.	Acoustic Report, prepared by Acoustic Works	Rev R01C	23/08/2021
35.	Traffic Impact Assessment, prepared by Rytenskild Traffic Engineering	21048 Version 2	24/08/2021
36.	Letter, prepared by Rytenskild Traffic Engineering	21048	02/11/2021

PDA development conditions

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. **Basic AC EV charging** means an electric vehicle charging facility on a dedicated AC circuit of 240 volts. Basic AC EV charging is typically used in long park situations such as dwellings and workplaces and requires a minimum 20 Amps, and installation of an EVSE charging unit capable of supplying 2.4 to 7kW of power.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Contributed Asset** 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 definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
5. **Council** means the relevant local government for the land the subject of this approval.
6. **Destination AC or DC EV charging** means an electric vehicle charging facility capable of supplying 11-25kW of power. Destination AC or DC EV charging is typically used in short term parking situations up to 2 hours in duration and requires three phase 415V and with 20-32 Amps. If three phase power is unavailable, single phase 40 Amps is acceptable.
7. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
8. **EDQ** means Economic Development Queensland.
9. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
10. **EDQ TS** means Economic Development Queensland's – Technical Services team.
11. **EP Act** means Environment Protection Act 1994
12. **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).

13. **MEDQ** means the Minister for Economic Development Queensland.

14. **PDA** means Priority Development Area.

15. **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).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
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.

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.

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: 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.	Maintain the approved development Maintain the approved development generally in accordance with: 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
Works specific to Lot 18 SP275512		
3.	Works on Lot 18 Works on Lot 18 shall be limited to earthworks and stormwater mitigation generally in accordance with Earthworks Layout Plan (reference C20, rev 02, prepared by ADG, dated 08 September 2021), including the following: a) All fill on lot 18 shall be compacted to a Level 1 certification standard b) The earthworks shall include a turfed swale with a minimum grade of 1:100, to a legal point of discharge adjacent to Innovation Drive	At all times
Planning		
4.	Acoustic Treatments a) Submit to EDQ TS an updated Acoustic Report, certified by a RPEQ that includes the mechanical plant selections. The updated report shall include the recommendation outlined in Section 9 of the approved Acoustic Report, reference 2021071 Rev 01C, prepared by Acousticworks and dated 23 August 2021. b) Construct the development to include the acoustic treatments specified in the report under part a) of this condition. c) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.	For all aspects of this condition, prior to commencement of use
5.	Sustainability a) Design the building to achieve the equivalent of a minimum 5-Star Green Star rating, generally in accordance with the approved ESD Information Paper (ref: RPT-001 prepared by Cundall dated 19.08.2021). There is no requirement for the design to obtain Green Star certification. b) Construct the approved development generally in accordance the design required by part a) of this condition. c) Submit to EDQ DA, documentation prepared by a suitably qualified consultant, which certifies the building has been constructed in accordance with part a) of this condition	a) Prior to commencement of building works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use
6.	Electric Vehicle Charging a) Submit to EDQ DA, certification from a suitably qualified professional, that the following has been provided: i) Installation of at least three electric vehicle Destination AC chargers located within parking bays on the ground level, and installation of one Destination AC charger in the basement car park, as shown on the approved plans;	For all aspects of this condition, prior to commencement of use

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
	ii) Provisioning for electrical capacity for Basic AC EV Charging to 50% of all parking bays. Dedicated AC conduits and circuits for the Basic Chargers are to be wired to parking bays during construction, with the option of EV chargers being installed at a later stage; and iii) The electric vehicle charging is capable of electrical load control to manage development peak demand. b) The certification shall include plans identifying the location of the dedicated and future electric vehicle charging facilities. <i>Note: Refer to EDQ Practice Note 20: Electric Vehicle Charging Infrastructure for guidance.</i>	
7.	Landscape works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans certified by an AILA generally in accordance with the approved concept plans. All public open space areas are to be designed to cater for disabled persons in accordance with AS1428.1. The detailed plans are to identify: i) Appropriate way finding signage, including to and from the lifts and other key features of the building and site; ii) Plans and sections which demonstrate the finished levels and grades for the interface between the site and the verge, including landscaping components, retaining walls, planter boxes and the entrance foyer; iii) Elevations and/or sections demonstrating the elements of the vertical landscaping including soil profiles, species and installation methods; iv) Finishes, treatments and landscaping; v) All proposed planting including plant species, pot size at time of planting, heights and widths at maturity; vi) Location of proposed drainage and stormwater and details all water sensitive urban design treatments; vii) Location and details of all irrigation devices; viii) Location and details of seating, shade structures and awnings; ix) Clear property boundaries to delineate which items are located within the road reserve or within the property boundary; x) Location and details of all lighting proposed in accordance with AS4282-1997 “Control of the Obtrusive Effects of Outdoor Lighting”. b) Construct the works in accordance with the plans approved under part a) of this condition. c) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with part a) of this condition.	Prior to commencement of landscape works For parts b) and c) - prior to commencement of use
Construction management		
8.	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
9.	Out of hours work - Compliance Assessment 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.	Minimum of 10 business days prior to proposed out of hours work commencement date
10.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.	At all times
11.	Construction Management Plan (CMP) a) Submit to EDQ TS a site-based CMP, prepared by the principal site contractor and reviewed by a suitably qualified and experienced person	a) Prior to commencing work

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

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
	responsible for overseeing the site works, to manage construction impacts, including: 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: 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, on or 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; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
12.	Erosion and Sediment Control Plan (ESCP) a) Submit to EDQ TS an 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
13.	Traffic Management Plan (TMP) a) Submit to EDQ TS a 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	a) Prior to commencing work

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
	vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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. <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>	b) During construction
14.	Construction Noise Management Plan (CNMP) a) Submit to EDQ TS a 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: 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. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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.	a) Prior to commencing work b) During construction c) As requested by EDQ
15.	Compliance Assessment - excavation and basement design a) Submit to EDQ TS for Compliance Assessment an Excavation and Basement Report, certified by a RPEQ, addressing at a minimum: i) design and performance criteria including standards and supporting documents used as the basis for the design; ii) consistency with Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited, if applicable; v) a maintenance regime for site access roads, ensuring they remain clean and free of material; vi) existing and proposed finished levels on the site and extending into adjoining properties, referenced to Australian Height Datum; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; and viii) Detailed design and construction plans for excavation and basement design, certified by a RPEQ. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition. c) Submit to EDQ TS:	a) Prior to commencing work b) During construction c) Prior to commencement of use

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
	i) RPEQ certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i>	
16.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Earthwork Layout Plan, drawing C20, rev 01, prepared by ADG, dated 05 May 2021 The certified earthworks plans are to: i) Include the extent and height of retaining walls; ii) include a geotechnical soils assessment of the site; iii) accord with the Erosion and Sediment Control Plans, as required by condition of this approval; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS, certification from an RPEQ that: 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
17.	Structural Monitoring and Vibration Report (SMVR) a) Submit to the EDQ TS, a SMVR certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; 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;	a) Prior to commencing work

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
	iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that GCCC has reviewed the monitoring procedure for works adjacent to the surrounding roads; v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) During construction
18.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant public infrastructure before and after works.</i>	For all aspects of this condition, prior to commencement of use
19.	Acid sulfate soils 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). 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.	a) Prior to commencement of or during earthworks For parts b) and c) - prior to commencement of use
20.	Retaining walls 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: 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>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing earthworks For parts b) and c) - prior to commencement of use
21.	Geotechnical, Shoring and Design Report (GSDR) a) Submit to EDQ TS, a GSDR, certified by a suitably qualified and experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following: 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>;	a) Prior to commencing work

PDA Development Conditions – Material Change of Use and Operational Works		
Ref	Condition	Timing
	3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. 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; iii) analysis of groundwater hydrology, including: 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 20m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (eg rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. 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 groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development. b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction
22.	Groundwater Management Strategy (GMS) a) Where identified in the Geotechnical, Shoring and Design Report, submit to EDQ TS a GMS certified by a suitably qualified and experienced person, incorporating at a minimum:	a) Prior to commencing work

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	i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines</i>, 2012; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval including the GSDR. b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.	b) During construction
23.	Temporary Rock and Ground Anchor Report (TRGAR) a) Submit to EDQ TS, a TRGAR certified by a suitably qualified and experienced RPEQ, including: i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii) where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition. c) Submit to the EDQ TS RPEQ: i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) 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: 1. 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); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: A. existing infrastructure (water, stormwater, sewer, street trees, signs and markings etc); B. existing utility services (telecommunications, electricity and gas etc) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.	a) Prior to Commencing work b) During construction c) Within 20 business days of completion of work involving rock and ground anchors

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	d) Submit to EDQ TS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Vehicle access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards b) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	For all aspects of this condition, prior to commencement of use
25.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities, including 4.2m height clearance over the loading and service vehicle manoeuvring areas and b) Where tandem car parking spaces occur, they must be allocated to the same tenancy. c) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with parts a) and b) of this condition.	For all aspects of this condition, prior to commencement of use
26.	Bicycle parking 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 (as amended in red). b) Provide visitor bicycle parking facilities for four bicycles, generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> , and located close to the food and beverage outlet; c) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with parts a) and b) of this condition.	For all aspects of this condition, prior to commencement of use
27.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with GCCC current adopted standards.	Prior to commencement of use
28.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with GCCC current adopted standards.	Prior to commencement of use
29.	Stormwater connection a) Construct a stormwater gully pit generally in accordance with Figure 5 of the ESR, prepared by ADG, dated 8 Sept 2021 b) Demolish the existing gully pit and construct new 1050MH in accordance with Figure 5 of the ESR, prepared by ADG, dated 8 Sept 2021 c) Connect the approved development to a lawful point of discharge, generally in accordance with ADG letter 24792/D L001, dated 25 March 2021 and Council's current adopted standards: i) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and ii) the stormwater diversion onto Innovation Drive as detailed in the approved Earthwork Layout Plan, drawing C20, rev 01, prepared by ADG, dated 05 May 2021 and the ADG letter 24792/D L001, dated 25 March 2021.	For all aspects of this condition, prior to commencement of use
30.	Stormwater management (quantity) a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> ; and	a) Prior to commencement of stormwater works

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	ii) ADG's letter 24792/D L001, dated 25 March 2021, to create the diversion drain including the 150mm high bund on the downstream side of the newly constructed pit. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	b) Prior to commencement of use c) Prior to commencement of use
31.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	For all aspects of this condition, prior to commencement of use
32.	Telecommunications 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	For all aspects of this condition, prior to commencement of use
33.	Broadband 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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	For all aspects of this condition, prior to commencement of use
34.	Refuse collection a) Submit a plan, including dimensions, that demonstrates the site has sufficient area to cater for the bin requirements outlined in the approved Waste Management Plan, prepared by Zone Planning Group, dated Sept 2021. b) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. c) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) At all times following commencement of use
35.	Acoustic treatments a) Submit to EDQ TS an updated Acoustic Report, certified by a RPEQ that includes the mechanical plant selections. b) Construct the development to include the acoustic treatments specified in the report under part a) of this condition. c) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.	For all aspects of this condition, prior to commencement of use
36.	Outdoor lighting 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>.	Prior to commencement of use

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37.	Easements over infrastructure 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. The terms of the easements shall be to the satisfaction of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
Infrastructure contributions		
38.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is an MCU, a certified and submitted plans to Council detailing the GFA must be provided at the time of payment.	In accordance with the IFF

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 ****