



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

Our ref: DEV2021/1238

11 March 2022

Carseldine Childcare Developments Pty Ltd  
C/- Town Planning Alliance  
Att: Thomas Bissett and Vu Nguyen  
PO Box 7657  
EAST BRISBANE QLD 4169

Email address [eda@tpalliance.com.au](mailto:eda@tpalliance.com.au)

Dear Thomas and Vu

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

**PDA Development Permit for material change of use for Childcare Centre at 25 Promenade Street, Carseldine described as Lot 3001 on SP324677**

On 11 March 2022, 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.dsdilgp.qld.gov.au/pda-da-applications](http://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@dsdilgp.qld.gov.au](mailto:Leila.Torrens@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	3001	SP324677

PDA development application details	
DEV reference number	DEV2021/1238
'Properly made' date	11/11/2021
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Childcare Centre

PDA development approval details	
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Material Change of Use for a Childcare centre</li> </ul>
Decision date	11 March 2022
Currency period	6 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. Proposed Childcare Centre, Plaza Parade, Carseldine Acoustic Report prepared by acousticworks	2021415 R01E	22 October 2021
2. Landscape Concept Plan Ground Floor Plan prepared by Laudink	2108-036 SK001 Rev A	October 2021
3. Landscape Concept Plan Plant Species Schedule, Images and Notes prepared by Laudink	2108-036 SK010 Rev A	October 2021

4.	Proposed Childcare Centre Engineering Services Report prepared by Contour	CIV02936 REV C	17 September 2021
5.	Proposed Childcare Centre Project Summary prepared by Alto Architects	210801CAR TP-000 Issue C	14/02/2022
6.	Proposed Childcare Centre Locality Plan prepared by Alto Architects (amended in red)	210801CAR TP-001 Issue C	14/02/2022
7.	Proposed Childcare Centre Site Plan prepared by Alto Architects (amended in red)	210801CAR TP-100 Issue C	14/02/2022
8.	Proposed Childcare Centre Ground Level prepared by Alto Architects	210801CAR TP-101 Issue C	14/02/2022
9.	Proposed Childcare Centre Roof Plan prepared by Alto Architects	210801CAR TP-102 Issue C	14/02/2022
10.	Proposed Childcare Centre Solar Diagram prepared by Alto Architects	210801CAR TP-103 Issue C	14/02/2022
11.	Proposed Childcare Centre Connection prepared by Alto Architects	210801CAR TP-104 Issue C	14/02/2022
12.	Proposed Childcare Centre Building North and East Elevations prepared by Alto Architects	210801CAR TP-400 Issue C	14/02/2022
13.	Proposed Childcare Centre South Elevation prepared by Alto Architects	210801CAR TP-401 Issue C	14/02/2022

#### **PDA Development Conditions**

##### **PREAMBLE**

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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Council** means the relevant local government for the land the subject of this approval.
4. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
7. **EDQ TS** means Economic Development Queensland's – Technical Services team.

8. **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).
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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.

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

<sup>2</sup> 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.

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](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsmip.qld.gov.au).

Ref	Condition	Timing
<b>General</b>		
MCU 1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	Prior to commencement of use
MCU 2.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	At all times following commencement of use
<b>Construction management</b>		
MCU 3.	<p><b>Hours of work - construction</b></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
MCU 4.	<p><b>Out of hours work - Compliance Assessment</b></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 form<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
MCU 5.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
MCU 6.	<p><b>Construction management plan</b></p> <ul style="list-style-type: none"> <li>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:</li> </ul>	a) Prior to commencing work

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

	<ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> <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>
MCU 7.	<p><b>Erosion and sediment management</b></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:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></li> </ul>	<p>a) Prior to commencing work</p>

	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
MCU 8.	<p><b>Traffic management plan</b></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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> <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>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
MCU 9.	<p><b>Construction noise management plan</b></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"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul>	<p>a) Prior to commencing work</p>

	<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>b) During construction</p> <p>c) As requested by EDQ</p>
MCU 10.	<p><b>Public infrastructure (damage, repairs and relocation)</b></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</p> <p>b) Prior to commencement of use</p>
MCU 11.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans, as required by condition {7} – Erosion and sediment management;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v) provide details of any areas where surplus soils are to be stockpiled;</p> <p>vi) detail protection measures to:</p> <ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development;</li> </ol> <p>and</p>	<p>a) Prior to commencing earthworks</p>



	<p>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ol>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
MCU 12.	<p><b>Acid sulfate soils</b></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 (as amended from time to time)</i>.</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 or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
MCU 13.	<p><b>Vehicle and pedestrian access - Compliance Assessment</b></p> <p>a) Submit to EDQ TS detailed engineering and landscape plans, certified by a RPEQ, of the vehicle access and associated works, located generally in accordance with the approved plans and incorporating kerb alignment, geometry, line marking and signage consistent with the design of a 4<sup>th</sup> leg of a 4-way intersection; and designed in accordance with applicable standards</p> <ol style="list-style-type: none"> <li>i. Council's adopted standards</li> <li>ii. Austroads</li> <li>iii. Australian Standards</li> </ol> <p>b) Submit to EDQ TS detailed engineering and landscape plans for kerb ramps to facilitate external pedestrian access to the site, located on the eastern side of the vehicle access and constructed on the southern and northern sides of the Promenade Street as shown on the Locality Plan (TP-001) and Site Plan (TP-100) dated 14/02/2022, prepared by Alto Architects, as amended in red.</p>	<p>a) Prior to the commencement of site works</p> <p>b) Prior to the commencement of site works</p>



MCU 20.	<p><b>Stormwater management (quality)</b></p> <p>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and:</li> <li>ii) Engineering Services Report (CIV02936), dated 17/09/2021, prepared by Contour</li> <li>iii) Incorporating Gross Pollutant Traps within the car park</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use</p>
MCU 21.	<p><b>Electricity</b></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>
MCU 22.	<p><b>Telecommunications</b></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>
MCU 23.	<p><b>Broadband</b></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 fibre-ready pit and pipe 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>
MCU 24.	<p><b>Landscape works</b></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"> <li>i) Landscape Concept Plan Ground floor plan prepared by Laudink, plan number SK001, rev A dated October 2021; and</li> </ul>	<p>a) Prior to commencement of ground level building work</p>

	<p>ii) Landscape Concept Plan plant species schedule, images and notes prepared by Laudink, plan number SK010 rev A, dated Oct 2021..</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
MCU 25.	<p><b>Refuse collection</b></p> <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development, which allows internal refuse collection with refuse vehicle access and egress in the forward gear.</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>
MCU 26.	<p><b>Acoustic treatments</b></p> <p>a) Construct the approved development to include the acoustic treatments specified in section 9 of the following approved document:</p> <p style="padding-left: 40px;">i) Proposed Childcare Centre, Plaza Parade, Carseldine Acoustic Report prepared by acousticworks, dated 22 October 2021, reference <i>2021415 R01E Plaza Parade Carseldine RTN ENV.docx</i></p> <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>
MCU 27.	<p><b>Outdoor lighting</b></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</p>
MCU 28.	<p><b>Sustainability and efficiency</b></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 rating under the Green Building Council of Australia (GBCA) Green Star for New Buildings 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, with suitable contingency points buffer.</p>	<p>a) Prior to the commencement of works</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 rating under the Green Star for New Buildings 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 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>b) Prior to the commencement of building internal fitout</p> <p>c) Prior to commencement of use</p> <p>d) Within 12 months of commencement of use</p>
MCU 29.	<p><b>Easements over infrastructure</b></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>
MCU 30.	<p><b>Railway Corridor</b></p> <p>Noise attenuation measures to achieve the following railway noise criteria must be provided:</p> <p>(i) For all external outdoor play areas:</p> <ul style="list-style-type: none"> <li>• ≤62 dB(A) L<sub>eq</sub> (12 hour) free field (between 6am and 6pm);</li> <li>• ≤84 dB(A) (single event maximum sound pressure level) free field;</li> </ul>	<p>Prior to the commencement of use and to be maintained at all times</p>

	<p>(ii) For all internal sleeping rooms:</p> <ul style="list-style-type: none"> <li>• ≤45 dB(A) single event maximum sound pressure level; and</li> </ul> <p>(iii) For all indoor play areas:  ≤50 dB(A) single event maximum sound pressure level.</p>	
<b>Infrastructure contributions</b>		
MCU 31.	<p><b>Infrastructure Charges</b></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"> <li>• 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.</li> <li>• 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.</li> </ul>	In accordance with the IFF

**STANDARD ADVICE**

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

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**\*\* End of Package \*\***