



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

Our ref: DEV2021/1239

13 April 2022

Town Planning Strategies
Attn: Mr Marcus Brooks
PO Box 800
HAMILTON CENTRAL QLD 4007

Email: marcus@townplanningstrategies.com.au

Dear Mr Brooks

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

PDA Development Permit for a Material Change of Use for Multiple Dwelling at 99-105 Hamilton Street, Redland Bay described as Lots 136-139 on RP116753

On 13 April 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd 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
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	99-105 Hamilton Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	136-139	RP116753
PDA development application details		
DEV reference number	DEV2021/1239	
'Properly made' date	15 November 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	Multiple dwelling – 24 units	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date	13 April 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.	Site Plan, prepared by Glenn Bliesner Design	A-A10 Issue D	27/01/22
2.	Street Levels, prepared by Glenn Bliesner Design	A-A20 Issue D	27/01/22
3.	Basement Floor Plan, prepared by Glenn Bliesner Design	B-B01 Issue D	27/01/22
4.	Ground Floor Plan, prepared by Glenn Bliesner Design	B-L00 Issue D	27/01/22 amended in red on 18/03/2022
5.	Level 01-04 Typical Plan, prepared by Glenn Bliesner Design	B-L01 Issue D	27/01/22
6.	Roof Plan, prepared by Glenn Bliesner Design	B-L05 Issue D	27/01/22
7.	Unit Type A, prepared by Glenn Bliesner Design	B-UTA Issue D	27/01/22
8.	Unit Type B, prepared by Glenn Bliesner Design	B-UTB Issue D	27/01/22
9.	Unit Type C, prepared by Glenn Bliesner Design	B-UTC Issue D	27/01/22
10.	Unit Type D, prepared by Glenn Bliesner Design	B-UTD Issue D	27/01/22
11.	Unit Type E, prepared by Glenn Bliesner Design	B-UTE Issue D	27/01/22
12.	Unit Type F, prepared by Glenn Bliesner Design	B-UTF Issue D	27/01/22
13.	Unit Type G, prepared by Glenn Bliesner Design	B-UTG Issue D	27/01/22
14.	Unit Type H, prepared by Glenn Bliesner Design	B-UTH Issue D	27/01/22
15.	Unit Type J, prepared by Glenn Bliesner Design	B-UTJ Issue D	27/01/22
16.	Building Elevations, prepared by Glenn Bliesner Design	C-E01 Issue D	27/01/22 amended in red on 18/03/2022
17.	Building Elevations, prepared by Glenn Bliesner Design	C-E02 Issue D	27/01/22
18.	Building Elevations, prepared by Glenn Bliesner Design	C-E03 Issue D	27/01/22
19.	Building Elevations, prepared by Glenn Bliesner Design	C-E04 Issue D	27/01/22 amended in red on 18/03/2022
20.	Building Long Sections, prepared by Glenn Bliesner Design	D-A01 Issue D	27/01/22
21.	Building Short Sections, prepared by Glenn Bliesner Design	D-A02 Issue D	27/01/22 amended in red on 18/03/2022
22.	Sectional Views, prepared by Glenn Bliesner Design	Z-C01 Issue D	27/01/22
23.	Landscape Concept Design Report, prepared by 02 Landscape Architecture	582SD_LR001_B	02/02/2022
24.	Geotechnical Report, prepared by Pacific Geotech Consulting Geotechnical Engineers	PG-7768 Version 2	24 February 2022
25.	Traffic Impact Assessment Report, prepared by Salt3	21338TREP01D02 Version F01	26 October 2021
26.	Environmentally Sustainable Design Report, prepared by Acor Consultants	BR210376 Rev A	29/10/2021
27.	Preliminary House Energy Rating Report, prepared by Acor Consultants	BR210376 Rev A	27/10/2021
28.	Engineering Assessment Report, prepared by Acor Consultants	BR210376 Rev 1	28/10/2021

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

EP Act means the *Environmental Protection Act 1994*.

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).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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.
 - 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, use the following email addresses:

EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au

EDQ TS: 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		
No	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 or BFP endorsement, whichever occurs first
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
Planning and Urban design		
3.	Building Height The maximum permitted building height is five storeys. <i>Advice note: any basement protrusion of 1m or more, as measured from natural ground level, is defined as a storey.</i>	As indicated
4.	Floor plans, elevations and sections – Compliance Assessment Submit to EDQ DA for compliance assessment, detailed plans, elevations and sections which demonstrate how the following changes have been incorporated into the design: a) Reduce the basement projection to a maximum of 1m above natural ground level; and b) Remove the stairs and stair lift and provide an equitable and DDA compliant access to the main building entrance from the footpath in Hamilton Street; and c) Increase the articulation, variety of finishes and permeability of the southern elevation, specifically in the vicinity of the pool, being a highly visible section of the boundary from the public realm; and d) Amend and articulate the front (Hamilton Street) elevation to reduce the visual and physical domination of the 3m+ high wall and fence combination at the southern end of the façade. The use of physical articulation, vertically and/or horizontally, and street facing planter boxes with trailing landscaping would be considered an appropriate response; and e) All windows, particularly the high-level windows, are openable to maximise opportunities for cross breezes and passive ventilation; and f) The shared space associated with DDA carpark #44 shall demonstrate compliance with all relevant standards, in particular the adjoining 1:8 ramp g) Include a shared pedestrian pathway using colours, textures and/or line marking to facilitate safe pedestrian access: i) along the southern edge of the driveway at ground level ii) Between DDA car park #44 and the lifts	Prior to the application for building works
5.	Schedule of Materials and Finishes – Compliance Assessment a) Submit to EDQ DA for compliance assessment, a Schedule of Materials and Finishes for all external aspects of the building. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will: i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future) ii) treat openings with glazing, shading and screening treatments to protect privacy, improve livability for residents and enable passive design and air flow iii) contribute to environmentally sustainable design practices	a) Prior to the application for building works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	iv) ensure durability and robustness, given the building's coastal location v) achieve façade variation, articulation and interest to the built form b) Construct the Works in accordance with the documentation endorsed under part a) of this condition.	b) Prior to commencement of use, or endorsement of the BFP, whichever occurs first
6.	Sustainability a) Design the building to achieve the equivalent of a minimum 5-Star Green Star rating, generally in accordance with the approved ESD Report (ref: BR210376 Revision A prepared by Acor Consultants dated 29.10.2021), and the Preliminary House Energy Rating Report (ref: BR210376 Revision A prepared by Acor Consultants dated 27.10.2021). 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 For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
7.	Charging for electric vehicles Provide for electric vehicle charging as follows: a) Installation of a minimum of nine Basic (slow) electric vehicle chargers, to be installed generally in accordance with the Basement Floor Plan, B-B01 issue D, prepared by Glen Bliesner Design dated 27/01/2021; and b) Provide the electrical capacity for Basic (slow) electric vehicle chargers for 50% of all residential car parking spaces, including visitor spaces. Dedicated conduits and circuits for EVSE chargers shall be wired to 25% of parking bays during construction, with the option for EVSE chargers to be installed later; and c) Electric vehicle charging should be capable of electrical load control to manage development peak demand; and d) Submit to EDQ TS, certified evidence from an electrical engineer which demonstrates the electric vehicle charging facilities and / or provisioning has been provided in compliance with this condition.	For all parts of this condition, prior to commencement of the use
8.	Streetscape works – compliance assessment a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for the full frontage of Hamilton Street and extending to the intersection of Meissner Street. The streetscape works must be designed generally in accordance with the approved plans and Council's requirements. The certified works package shall include, where relevant: i) Footpath/s with a minimum width of 1.5m, located and designed in accordance with Council's requirements ii) Footpath ramp/s connecting footpath/s to the carriageway pavements of Hamilton Street and Meissner Street including Tactile Ground Surface Indicators at the approaches; iii) location and type of street lighting in accordance with AS1158 – <i>Lighting for Roads and Public Spaces</i>; iv) location and size of stormwater treatment devices, including the existing pit near the Meissner Street corner;	a) Prior to commencement of streetscape works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	v) locations of clean-stemmed street trees, spaced to provide a minimum 50% shade canopy coverage of the footpath within five (5) years of planting. Street tree species shall be selected from Council's plant schedules / codes and planted at a minimum height of 1.8m. vi) Graded pavements to direct surface runoff to public realm landscaping for passive irrigation, including integration with stormwater drainage design to optimise water supply whilst avoiding water logging vii) a schedule of Contributed Assets to be transferred to Council b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
9.	Landscape works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans for the development site, certified by an AILA, and generally in accordance with the approved landscape concept plans and geotechnical report version 2 (ref. PG-7768). The detailed plans are to identify: i) How the design of all public open space areas, caters for disabled persons in accordance with AS1428.1; ii) Appropriate way finding signage, including to and from the lifts and other key features of the building and site; iii) 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; iv) Elevations and/or sections demonstrating the elements of the vertical landscaping and planter boxes including soil profiles, species and installation methods; v) Finishes, treatments and landscaping; vi) All proposed planting including plant species, pot size at time of planting, heights and widths at maturity; vii) Location of proposed drainage and stormwater and details all water sensitive urban design treatments; viii) Location and details of all irrigation devices; ix) Location and details of shade structures and awnings; 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.	a) Prior to commencement of site works For parts b) and c) - prior to commencement of use or BFP endorsement, whichever occurs first
Construction management		
10.	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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	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>. iii) The approved geotechnical report version 2 (ref. PG-7768) prepared by Pacific Geotech Consulting Geotechnical Engineers and dated February 2022 b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
16.	Traffic management plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads 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. 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.	a) Prior to commencing work b) During construction
17.	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. 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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Earthworks – Compliance assessment a) Submit to EDQ DA for compliance assessment detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved geotechnical report version 2 (ref. PG-7768) prepared by Pacific	a) Prior to commencing site works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	Geotech Consulting Geotechnical Engineers and dated February 2022. The certified earthworks plans are to: i) be based on the geotechnical soils assessment of the site as identified in the approved Geotech report above; ii) accord with the Erosion and Sediment Control Plans, as required by condition 15 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) 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 3. maintain the existing stability and integrity of the Homestead Drive Batters and bridge infrastructure vii) 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 endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS, an RPEQ signed letter of certification or RPEQ certified set of as constructed plans demonstrating that: i) all earthworks have been carried out generally in accordance with the endorsed plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
19.	Retaining walls – Compliance assessment a) Submit to EDQ TS, for compliance assessment detailed engineering plans, certified by a RPEQ, of all retaining walls. Retaining walls must be: i) certified to achieve a minimum 100 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>); iii) the approved geotechnical report version 2 (ref. PG-7768) prepared by Pacific Geotech Consulting Geotechnical Engineers and dated February 2022; iv) located and designed generally in accordance with the approved the Geotechnical report required by condition 11 of this approval. v) Constructed to ensure the existing stability and integrity of the Homestead Drive batters and bridge infrastructure is maintained 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 site works For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
20.	Vehicle access a) Construct a vehicle crossover located and designed generally in accordance with the approved plans and the approved Traffic Impact Assessment Report version F01, prepared by SALT, and Council's relevant 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 parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
21.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
22.	Bicycle parking 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Underground Electrical and Telecommunication Reticulation a) Submit to EDQ TS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication for the full frontage of Hamilton Street. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements. b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use, or endorsement of the BFP, whichever occurs first
27.	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 parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
28.	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 parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
29.	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 parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
30.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
31.	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 or BFP endorsement, whichever occurs first
Infrastructure contributions		
32.	Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is an MCU, certified and submitted plans to council detailing the GFA must also 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 ****