

Our ref: DEV2021/1221



3 May 2022

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

Economic Development Queensland  
C/- Ethos Urban  
Level 4  
215 Adelaide Street  
BRISBANE QLD 4000

Attn: Mr Morgan Randle (via email: MRandle@ethosurban.com)

Dear Mr Randle

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

**Preliminary Approval for Material Change of Use in accordance with the Preliminary Approval Master Plan Report and Development Permit for Reconfiguring a Lot (1 lot into 11 lots, easements and road) at 70 Park Road, Yeronga described as Lot 3 on SP300888**

On 3 May 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).

Should you have any queries in relation to this matter, please do not hesitate to contact Leila Torrens, Principal Planner on 3452 7466 or at [Leila.Torrens@dsdilgp.qld.gov.au](mailto:Leila.Torrens@dsdilgp.qld.gov.au).

If you require any further information, please contact Leila Torrens, Principal Planner Development Assessment, in Economic Development Queensland, on 3452 7466 or by email 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	Yeronga PDA	
Site address	70 Park Road, Yeronga	
Lot on plan description	Lot number	Plan description
	Lot 3	SP300888

PDA development application details	
DEV reference number	DEV2021/1221
'Properly made' date	15 September 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 checked="" type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <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"/> 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	Preliminary Approval Material Change of Use in accordance with the Yeronga Parkside Preliminary Approval Framework and Development Permit for Reconfiguring a Lot (1 lot into 11 lots, easements and road)

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: Preliminary Approval Material Change of Use in accordance with the Preliminary Approval Master Plan Report and Development Permit for Reconfiguring a Lot (1 lot into 11 lots, easements and road)</p>
Decision date	3 May 2022
Currency period	<ul style="list-style-type: none"> <li>• For the Preliminary Approval MCU – six years from the date of the decision</li> <li>• For the Development Permit Reconfiguration of a Lot – four years from the date of the decision</li> </ul>

## 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	Reference	Date
Preliminary Approval Master Plan Report that includes the following plans: <ul style="list-style-type: none"> <li>• Land Use precincts and Key Urban Elements</li> <li>• Access and movement</li> <li>• Building Height Plan</li> <li>• Illustrative Master Plan</li> <li>• Lower Plaza to Green Spine Interface Plan</li> <li>• Road Dedication Plan</li> <li>• Green Spine</li> <li>• Public Open Space</li> <li>• Storm Water Management</li> <li>• Vegetative Site Cover</li> <li>• Open Space Management</li> </ul>	Revision D (as amended in red)	01/04/2022
Plan of Reconfiguration – Stage 1 prepared by Wolter Consulting Group	18-0765P-02 Version P	17 Mar 2022
Plan of Reconfiguration – Stage 2A & 2B prepared by Wolter Consulting Group	18-0765P-02 Version P (as amended in red)	17 Mar 2022
Road Functional Layout Plan prepared by Stantec	CI-400-P01 Revision A (as amended in red)	21 Apr 2022

## Supporting plans and documents

To remove any doubt, the following plans and documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes.

Preliminary Approval Framework prepared by Ethos Urban	N/A	16 Mar 2022
Site Based Stormwater Management Plan prepared by Stantec	301048272_C Rev C	14 Feb 2022
Flood Assessment prepared by Water Technology	22020120_Yeronga_PDA_R01-V01	14 Feb 2022
Traffic Impact Assessment Report prepared by Stantec	Q168723 Issue B	16 Sept 2021
Bulk Earthworks Plan Conceptual Master Plan prepared by Stantec	CI-100-P01 Rev C	10 Feb 2022
Bulk Earthworks Sections Sheet 1 prepared by Stantec	CI-101-C01 Rev C	10 Feb 2022
Bulk Earthworks Sections Sheet 2 prepared by Stantec	CI-101-C02 Rev C	10 Feb 2022
Conceptual Stormwater External Catchment Plan prepared by Stantec	CI-500-P01 Rev C	10 Feb 2022
Conceptual Stormwater Quality Catchment Plan prepared by Stantec	CI-500-P02 Rev C	10 Feb 2022
Conceptual Stormwater Drainage Plan prepared by Stantec	CI-520-P01 Rev C	10 Feb 2022

## Supporting plans and documents

To remove any doubt, the following plans and documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes.

Conceptual Stormwater Management Plan prepared by Stantec	CI-520-P02 Rev C	10 Feb 2022
Conceptual engineering services report prepared by Stantec	301048272 Rev D	14 Feb 2022
Stormwater Drainage Details prepared by Stantec	CI-526-D01 Rev C	10 Feb 2022
External Water Augmentation Concept Plan prepared by Stantec	CI-650-P01 Rev C	10 Feb 2022
Combined Services Plan Conceptual Master Plan prepared by Stantec	CI-700-P01 Rev C	10 Feb 2022
Sewer longitudinal section - 1 prepared by Stantec	CI-702-L01 Rev C	10 Feb 2022
Sewer longitudinal section - 2 prepared by Stantec	CI-702-L02 Rev C	10 Feb 2022
Acoustic report prepared by Stantec	301048272 Rev 004	16 Sept 2021
Geotechnical Investigation Report prepared by Douglas Partners	200443.01	February 2022

## Preamble, abbreviations, and definitions

### PREAMBLE

#### PDA preliminary approval generally

As per section 94(1) of the Economic Development Act, a **PDA preliminary approval** is a PDA development approval that -

- approves development, but does not authorise PDA assessable development to take place; and
- approves development—
- to the extent stated in the approval; and
- subject to the conditions of the approval.

#### 2. Notification Requirements for land uses under the preliminary approval

- Uses with PDA preliminary approval are required to submit subsequent development applications seeking PDA development permit/s. Such applications will not require public notification where they are consistent with the PDA preliminary approval (masterplan).
- Future PDA development applications that are inconsistent with the PDA preliminary approval (masterplan) may require public notification.

### 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.

**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, the following applies:

- 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.

<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.

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

#### PDA development conditions – Preliminary Approval MCU

No.	Condition	Timing
<b>TOWN PLANNING AND URBAN DESIGN</b>		
1.	<b>Masterplan and further development permits</b>  Future applications for development permits are to be generally in accordance with the approved Preliminary Approval Master Plan Report, Revision D, dated 01/04/22 and as amended in red, which includes the following plans: <ul style="list-style-type: none"> <li>• Land Use precincts and Key Urban Elements</li> <li>• Access and movement</li> <li>• Building Height Plan</li> <li>• Illustrative Master Plan</li> <li>• Lower Plaza to Green Spine Interface Plan</li> <li>• Road Dedication Plan</li> <li>• Green Spine</li> </ul>	As indicated

PDA development conditions – Preliminary Approval MCU		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>Public Open Space</li> <li>Storm Water Management</li> <li>Vegetative Site Cover</li> <li>Open Space Management</li> </ul>	
2.	<p><b>Superior Design Outcomes and future development</b></p> <p>Future applications for material change of use shall address the Superior Design Outcomes, as relevant to each proposal. The Superior Design Outcomes are identified as:</p> <ol style="list-style-type: none"> <li>Upper plaza with activated edges capable of maintaining views to the CBD skyline, and with a minimum area of 250m<sup>2</sup> (including planted areas) between the top of the plaza stairs and the property boundary of Lot 1 adjoining Villa Street.</li> <li>Lower plaza with a minimum area of 130m<sup>2</sup> (including planted areas) between the property boundary of Lot 1 and the kerb line of South Road</li> <li>A landscaped Green Spine running north-south which delivers the following outcomes: <ol style="list-style-type: none"> <li>Publicly accessible open space providing visual and pedestrian connectivity between Villa Street and the northern edge of Lot 8</li> <li>DDA compliant pathways for the majority of the Green Spine's length</li> <li>A minimum width between 10m and 12m as measured from the back of East Road kerb to the western boundary of Lot 7</li> <li>A minimum of 50% tree canopy coverage</li> <li>Seating and shelters</li> </ol> </li> </ol>	As indicated
3.	<p><b>Retain and Protect existing Hoop Pines</b></p> <p>The two existing Hoop Pine (<i>Araucaria cunninghamii</i>) trees located adjacent to the Park Road frontage, approximately 35m and 45m north of the Park Road/Villa Street intersection, shall be retained and protected.</p> <p><i><b>Advice note:</b> conditions requiring a tree protection plan and a performance bond are included in the Reconfiguration of a Lot component of this decision notice</i></p>	Ongoing
4.	<p><b>Future waste servicing strategies for development lots</b></p> <p>Any subsequent applications for material change of use on the lots created by this approval, shall include a Waste Servicing Strategy that maximises the safety of pedestrians on the green spine, and enhances the amenity for the future residents of Lot 7 by:</p> <ol style="list-style-type: none"> <li>Prohibiting waste collection which occurs on Easement 6 or 6A.</li> <li>Ensuring any waste vehicles movements which traverse the green spine crossing are undertaken in a forward moving motion.</li> </ol>	For each subsequent material change of use for the relevant lot

<b>PDA development conditions – Preliminary Approval MCU</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
5.	<b>Sight Distances</b>  Future landscape plans for development lots shall ensure proposed landscaping does not obstruct the sight lines for: <ul style="list-style-type: none"> <li>a) the southern green spine crossing</li> <li>b) the driveway access to Lots 10 and 11</li> <li>c) the driveway access to Lot 1</li> <li>d) the driveway access to Lot 7</li> <li>e) the driveway accesses to Lots 21 and 22</li> <li>f) the driveway accesses to Lot 3</li> </ul>	To be submitted with each Material Change of Use application
6.	<b>Environmental Sustainability (future MCUs)</b>  Subsequent material change of use applications for buildings on the lots created by this approval, shall be designed to achieve best-practice environmental sustainability in design and construction, as measured against a recognised rating system such as Green Star.	To be submitted with each Material Change of Use application

<b>PDA development conditions – Development Permit Reconfiguration of a Lot</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>GENERAL</b>		
7.	<b>Updated Plan of Reconfiguration – compliance assessment</b>  Submit to EDQ DA for compliance assessment, an updated plan of reconfiguration for Stage 2, generally in accordance with Drawing no. 18-0765P-02, except for: <ul style="list-style-type: none"> <li>a) changes to allotments resulting from the updated Flood Assessment Report required by condition 10, and drainage easements required by conditions 13 and 14; and</li> <li>b) changes to road reserves and Lot 8, as required to achieve Council standard cross-sections for the road reserves</li> </ul>	Prior to the commencement of site works
8.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed by this approval.</li> </ul>	Prior to endorsement of the survey plan for the relevant stage
9.	<b>Maintain the approved development</b>  Maintain the approved development generally in accordance with: <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>STORMWATER MANAGEMENT &amp; DRAINAGE EASEMENTS</b>		
10.	<p><b>Flood Assessment Report - Compliance Assessment</b></p> <p>Submit to EDQ TS for compliance assessment, an updated Site Based Stormwater Management Plan and Flood Assessment Report certified by a RPEQ, prepared in accordance with QUDM and PDA Guideline 13 Engineering standards, demonstrating achievement of the following criteria:</p> <ol style="list-style-type: none"> <li>Non-worsening on peak flood levels for all downstream and upstream private properties and within the rail corridor (using a modelling tolerance of +/-10mm) for the critical duration for the following storm events 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP; and</li> <li>Non-worsening of velocities downstream and upstream properties or within the railway corridor (using a modelling tolerance of +/-10mm) for critical durations for each storm event between the 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP</li> <li>The modelling must consider Lot 10 to be fully developed without Easement 5 as an overland flow</li> <li>QUDM safety criteria and requirements for fencing and warning signage</li> <li>Trafficability and acceptable pedestrian safety within Villa Street for 1% AEP storm event in accordance with QUDM.</li> </ol>	<p>Prior to the commencement of site works</p>
11.	<p><b>Stormwater Management Plan (quality) - Compliance Assessment</b></p> <ol style="list-style-type: none"> <li>Submit to EDQ TS for compliance assessment, an updated Stormwater Management Plan (Quality) that includes from outcomes of the amended Flood Assessment Report required by condition 10 of this approval.</li> <li>Submit to EDQ TS for compliance assessment, detailed engineering drawings certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> <li>PDA Guideline 13 Engineering standards – <i>Stormwater quality</i> and</li> <li>the following supporting drawings and plans prepared by Stantec: <ol style="list-style-type: none"> <li>Conceptual Stormwater Quality Management Plan, drawing number 301048272-CI-500-P02_C</li> <li>Conceptual Stormwater Drainage Plan, drawing number 301048272-CI-520-P01_C</li> <li>Conceptual Stormwater Management Plan, drawing number 301048272-CI-520-P02_C</li> <li>Stormwater Drainage Details, drawing number 301048272-CI-526-D01_C</li> </ol> </li> </ul> </li> <li>Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition.</li> </ol>	<p>For parts a) and b) of this condition, prior to commencement of site works</p> <p>For parts c), d) and e) of this condition, prior to the commencement of any subsequent use, or</p>

	<p>d) Submit to EDQ TS, confirmation from a RPEQ, that stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>e) Submit to EDQ TS, 'as constructed' plans, certified by a RPEQ, and asset register in a format acceptable to Council.</p>	the endorsement of the survey plan for Stage 2, whichever occurs first
12.	<p><b>Stormwater drainage and overland flow path (Compliance assessment)</b></p> <p>a) Submit to EDQ TS, for compliance assessment, detailed engineering drawings and explanatory memorandum, certified by an RPEQ for the proposed overland flow path and stormwater relief drainage pipe along the eastern site boundary. The drawings shall be designed generally in accordance with PDA Guideline No. 13 Engineering standards – <i>Stormwater quality</i> and <i>Stormwater quantity</i> and the following supporting documents prepared by Stantec and additional design requirements:</p> <ul style="list-style-type: none"> <li>(i) Bulk Earthworks Sections drawing CI-101-C02_C</li> <li>(ii) Conceptual Stormwater Drainage Plan drawing number 301048272-CI-500-P01_C</li> <li>(iii) Conceptual Stormwater Management Plan drawing number 301048272-CI-520-P02_C</li> <li>(iv) Stormwater Drainage Details, drawing number 301048272-CI-526-D01_C</li> <li>(v) Updates to the design required by the Flood Assessment Report included in Condition 10</li> <li>(vi) Drawings and reporting must adequately address requirements for scour, safety, vegetation, maintenance, access and design interfaces</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS, confirmation by an RPEQ, the stormwater overland flow path has been constructed generally in accordance with the certified plans submitted under part b) of this condition.</p>	<p>a) Prior to the commencement of site works</p> <p>For parts b) and c) of this condition, prior to the commencement of any subsequent use, or the endorsement of the survey plan for Stage 2, whichever occurs first</p>
13.	<p><b>Drainage Easement – Lots 6, 7 and 10</b></p> <p>Provide a stormwater drainage easement in favour of Council over the eastern extent of Lots 6, 7 and 10. The easement shall be a minimum of 6m in width and be capable of containing the 1% AEP stormwater flows as determined by the updated Flood Assessment Report, required by condition 10. The drainage easement shall be located generally as shown on the Plan of Reconfiguration drawing 18-0765P-02.</p>	Prior to endorsement of the Survey Plan for Stage 2

[illegible]

18.	<p><b>Water reticulation works internal to the PDA</b></p> <p>a) Submit to EDQ TS detailed water reticulation design plans that have been certified by an RPEQ and endorsed by Urban Utilities. The plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>(i) PDA Guideline No. 13 Engineering standards</li> <li>(ii) any changes which result from the updated Flood Assessment Report, required by condition 10 of this approval</li> <li>(iii) the Combined Services Plan, drawing CI-700-PO1, rev C, prepared by Stantec.</li> </ul> <p>b) Provide evidence that the water reticulation works have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition.</p>	<p>For all parts of this condition, prior to the commencement of any subsequent use, or the endorsement of the survey plan for Stage 2, whichever occurs first</p>
19.	<p><b>Sewer reticulation works internal to the PDA</b></p> <p>a) Submit to EDQ TS detailed sewer reticulation design plans, that have been certified by an RPEQ and endorsed by Urban Utilities. The plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>(i) PDA Guideline No. 13 Engineering standards; and</li> <li>(ii) any changes which result from the updated Flood Assessment Report, required by condition 10 of this approval</li> <li>(iii) the Combined Services Plan, drawing CI-700-PO1, rev C, prepared by Stantec, dated 10 Nov 2021.</li> <li>(iv) Sewer Longitudinal Section -1, drawings CI-702-L01 and CI-702-L02, dated 10 Nov 2021.</li> </ul> <p>b) Provide evidence that the sewer reticulation works have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition.</p>	<p>For all parts of this condition, prior to the commencement of any subsequent use, or the endorsement of the survey plan for Stage 2, whichever occurs first</p>
20.	<p><b>Electricity and Renewable Energy Generation</b></p> <p>a) Prepare an electrical design report, prepared by an RPEQ, to demonstrate that the electrical supply infrastructure addresses the following:</p> <ul style="list-style-type: none"> <li>(i) To facilitate high penetration of renewable energy generation, provide a development distributed energy supply and demand assessment that assesses the impact of the local electricity grid infrastructure and determines infrastructure capacity requirements, both internal and external from the site.</li> <li>(ii) a location plan showing the positions of the pad-mount transformers and details of their delivery</li> </ul> <p>b) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development</p>	<p>For all parts of this condition, prior to endorsement of the survey plan for the relevant stage</p>

	<p>c) Submit to EDQ TS evidence that the electricity supply has been designed to facilitate the outcomes identified in clause a(i) above.</p> <p>d) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	
21.	<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>	For all parts of this condition, prior to endorsement of the relevant stage
22.	<p><b>Broadband</b></p> <p>a) Submit to EDQ TS written agreement from an authorised telecommunications service provider, 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>	For all parts of this condition, prior to endorsement of the relevant stage
<b>CONSTRUCTION</b>		
23.	<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
24.	<p><b>Out of hours construction work - Compliance Assessment</b></p> <p>Where out of hours construction 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>	At least 10 business days prior to proposed work commencement date
25.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work, for Contributed Assets and Non-Contributed assets, under this approval in accordance with the <i>Certification Procedures Manual (CPM)</i>.</p>	At all times

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

[illegible]

27.	<p><b>Traffic Management Plan (TMP)</b></p> <p>a) Submit to EDQ TS a TMP, certified by a person holding a current Traffic Management Design qualification. The TMP must address the following:</p> <ul style="list-style-type: none"> <li>(i) safe and functional management of traffic around and through the site during and outside of construction work hours</li> <li>(ii) construction access on Park Road and Villa Street</li> <li>(iii) safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site</li> <li>(iv) parking for workers and materials delivery</li> <li>(v) risk identification, assessment and identification of mitigation measures</li> <li>(vi) ongoing monitoring, management review and certified updates (as required); and</li> <li>(vii) traffic control plans and/or diagrams, prepared in accordance with <i>Austroads 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 as road manager. Applicants should engage directly with the road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
28.	<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 consider noise sensitive receivers and 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>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</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.	c) As requested by EDQ
29.	<p><b>Erosion and Sediment Control Plan (ESCP)</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A);</li> <li>(ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
30.	<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 requires repair or relocation, due to the 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>	For all parts of this condition, prior to endorsement of the survey plan for the relevant stage
31.	<p><b>Land transfers – drainage lots</b></p> <p>Transfer, in fee simple, to Council as trustee, Lots 4 &amp; 5 as shown on the approved plans for drainage purposes.</p>	At registration of survey plan for Stage 2
32.	<p><b>Contributed Asset(s) – Non-Standard</b></p> <p>Where Contributed Assets are to be delivered to a standard other than the relevant Council standard (in force as at the date of Compliance Assessment of the relevant Public Asset, or where Compliance Assessment is not required, the relevant standard in force at the time of this PDA decision notice), submit to EDQ TS, evidence of an appropriate arrangement being entered into with Council or another third party for the ownership, repair, maintenance and replacement of that Contributed Asset.</p>	Prior to endorsement of the survey plan for the relevant stage



## EARTHWORKS AND RETAINING WALLS

33.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with AS3798 – 2007 <i>Guidelines on Earthworks for Commercial and Residential Developments</i> and the Geotechnical Investigation Report No.200443.01 prepared by Douglas Partners. The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>(i) Include any changes which result from the updated Flood Assessment Report, required by condition 10 of this approval</li> <li>(ii) include a geotechnical soils assessment of the site;</li> <li>(iii) accord with the Erosion and Sediment Control Plans, as required by Condition 29 of this approval;</li> <li>(iv) include the location and finished surface levels of any cut and/or fill;</li> <li>(v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>(vi) provide details of any areas where surplus soils are to be stockpiled;</li> <li>(vii) detail protection measures to: <ul style="list-style-type: none"> <li>• ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>• preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> <li>• where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul> </li> </ul> <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 all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to the commencement of earthworks for the relevant stage</p> <p>For parts b) and c) of this condition, prior to the endorsement of the survey plan for the relevant stage</p>
34.	<p><b>Retaining walls</b></p> <p>a) Submit to EDQ TS detailed engineering plans, certified by an appropriately qualified RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p>	<p>a) Prior to commencing earthworks for the relevant stage</p>

	<ul style="list-style-type: none"> <li>(i) Include any changes which result from the updated Flood Assessment Report, required by condition 10 of this approval</li> <li>(ii) be contained within private properties</li> <li>(iii) certified to achieve a minimum 50-year design life;</li> <li>(iv) designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (eg. AS3600 – Concrete Structures);</li> <li>(v) located and designed generally in accordance with the concept earthworks plans (supporting document).</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	For parts b) and c) of this condition, prior to endorsement of the survey plan for the relevant stage
35.	<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</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to the commencement of, or during earthworks</p> <p>For parts b) and c) of this condition, prior to endorsement of the survey plan for the relevant stage</p>
<b>ROADWORKS, ACCESS AND PARKING</b>		
36.	<p><b>Roadworks Design</b></p> <p>a) Submit to EDQ TS, road functional layout plan(s), certified by an appropriately qualified RPEQ, and endorsed by Council. The plan/s shall include parking bays, traffic devices and footpaths.</p> <p>b) Submit to EDQ TS detailed engineering plans, certified by an appropriately qualified RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i. The road functional layout plan drawing number CI-400-P01 (as amended in red)</li> </ul>	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencing roadworks</p>

	<ul style="list-style-type: none"> <li>ii. Any changes which result from the updated Flood Assessment Report, required by condition 10 of this approval and</li> <li>iii. Council's relevant standards.</li> </ul> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS:</p> <ul style="list-style-type: none"> <li>(i) certification from an appropriately qualified and experienced RPEQ that roadworks have been constructed generally in accordance with the certified plans submitted under this condition.</li> <li>(ii) all documentation as required by the Certification Procedures Manual.</li> <li>(iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>	For parts c) and d) of this condition, prior to the commencement of any subsequent use, or the endorsement of the survey plan for Stage 2, whichever occurs first
37.	<p><b>Street naming</b></p> <p>Submit to EDQ DA a schedule of street names approved by Council.</p>	Prior to endorsement of the survey plan for the relevant stage
38.	<p><b>Road dedication</b></p> <p>Dedicate to Brisbane City Council, land identified on the approved Road Dedication Plan (part of the Master Plan report) as road widening.</p>	Prior to endorsement of the survey plan for the relevant stage
39.	<p><b>Pedestrian crossings – compliance assessment</b></p> <p>a) Submit to EDQ DA for compliance assessment, detailed plans, certified by an appropriately qualified RPEQ, showing the treatment and type of all pedestrian crossings. Detailed plans shall be designed in accordance with the approved drawings and Council's relevant standards.</p> <p>b) In addition to a) above, submit for compliance assessment, detailed plans for the green spine crossing (within Easement 6/6A) that includes as a minimum:</p> <ul style="list-style-type: none"> <li>(i) Adequate lighting on the crossing and approaches in accordance with AS1158</li> <li>(ii) Provision of physical and/or visual cues that maximises safety and limits vehicle speeds</li> <li>(iii) Details demonstrating the green spine crossing matches the heights of the footpaths on Lot 8 (Green Spine) and the lower plaza</li> <li>(iv) Details demonstrating the colour of the crossing platform and how its colour and alignment matches the adjacent pathway treatments</li> <li>(v) Maximised pedestrian safety through the provision of unobstructed sight lines for drivers turning into Easement 6/6A; and</li> </ul>	For all parts of this condition, prior to commencement of site works

	(vi) yellow 'no stopping' line markings on the northern edge of lot 11 and the lower plaza	
<b>LANDSCAPE, ENVIRONMENT AND PUBLIC REALM</b>		
40.	<p><b>Tree Management and Protection Plan – compliance assessment</b></p> <p>a) Submit to EDQ TS for Compliance Assessment, a Tree Management and Protection Plan, prepared by an appropriately qualified arborist, for the two Hoop Pines located adjacent to Park Road, and the existing trees in Lot 4 as identified in the Open Space Plan. The Tree Management and Protection Plan must include the following components:</p> <ul style="list-style-type: none"> <li>i) A calculation of the monetary value of each tree, using the Burnley Tree Valuation Method</li> <li>ii) Details demonstrating how all identified trees will be retained and protected during site works, including pre-construction, construction and post-construction.</li> <li>iii) Specify the relationship between the project arborist, supervising engineer and how compliance with all construction and site work requirements will be addressed.</li> <li>iv) Measures to ensure the long-term health of all trees, particularly the two Hoop Pine trees and the subsequent building works on proposed lot 11</li> <li>v) An assessment and reporting mechanism requiring monthly progress reports during the construction stage. Each monthly report shall be submitted to EDQ DA and detail the construction progress against the requirements in the Tree Management and Protection Plan.</li> <li>vi) A reporting mechanism requiring the submission of a final report at the completion of construction works. The final report shall be submitted to EDQ DA and detail the compliance with the construction requirements of the Tree Management and Protection Plan.</li> </ul> <p>b) Carry out site works in accordance with the approved Tree Management and Protection Plan submitted under part a) of this condition.</p>	<p>a) At least 30 days before the commencement of site works</p> <p>b) prior to endorsement of the survey plan for stage 2</p>
41.	<p><b>Tree retention bond or bank guarantee</b></p> <p>a) Submit to EDQ DA a bond or bank guarantee equal to two (2) times the monetary value of each Hoop Pine tree, using the Burnley Tree Valuation Method, and as identified in the Tree Management and Protection Plan required by conditions of this approval.</p> <p>b) In the event either Hoop Pine tree is damaged to the point where the tree cannot be saved and where there is demonstrated non-compliance with the Tree Management and Protection Plan, the applicant shall</p>	<p>a) Prior to commencement of site works</p> <p>b) Ongoing</p>

	<p>replace the tree with a suitable specimen that is at least 50% of the size of the damaged tree</p> <p>c) Where no damage to the trees is demonstrated by the submission of the Arborist's final report, as required by conditions of this approval, the bank guarantee will be returned 12 months after practical completion of the site works for the relevant stage.</p>	<p>c) 12 months after practical completion of the site works for relevant stage.</p>
42.	<p><b>Streetscape works – compliance assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA. The streetscape works must be designed generally in accordance with the approved plans and the relevant Council standards, unless otherwise varied by conditions of this approval. The works drawings shall include:</p> <ul style="list-style-type: none"> <li>(i) a schedule of Contributed Assets (standard and non-standard) to be transferred to Council</li> <li>(ii) footpath treatments and tactile paver treatments at the tram ramps</li> <li>(iii) location and type of Brisbane Smart Pole (BSP) including lighting;</li> <li>(iv) location and specifications of existing and proposed streetscape furniture;</li> <li>(v) location and size of stormwater treatment devices; and</li> <li>(vi) locations of street trees, sized and spaced to provide an average of 35% shade canopy coverage of the footpath within five years of planting, including consideration of anticipated driveway locations. Street tree species shall be clean-stemmed and selected from Council's relevant schedules</li> <li>(vii) Coordination with plans endorsed under condition 43 (Works in the Public Realm)</li> </ul> <p>b) In addition to the items in clause a) above, the streetscape works drawings shall also address the following additional requirements:</p> <ul style="list-style-type: none"> <li>(i) For the full frontage Park Road, design a minimum 1.8m wide footpath and associated crossings</li> <li>(ii) For the frontage of Villa Street, design a footpath of not less than 2m for the frontage of the commercial lot (proposed lot 1) and tapering to a minimum 1.8m wide footpath adjoining the community use and future residential site (proposed lots 11 and 10)</li> <li>(iii) Design a safe crossing from the vicinity of the upper plaza to the southern side of Villa Street, noting that the solution should not include a zebra crossing.</li> <li>(iv) For all new roads, footpath treatments with a minimum width of 1.8m in accordance with Council's standard, including: <ul style="list-style-type: none"> <li>a. west side of East Road only (no footpath on the eastern verge)</li> </ul> </li> </ul>	<p>a) Prior to the commencement of streetscape works</p> <p>For parts b), c), d) and e) of this condition, prior to the commencement of any subsequent use, or the endorsement of the survey plan for Stage 2, whichever occurs first</p>

	<p>b. both sides of South Road and North Road</p> <p>(v) For the eastern side of East Road, show the line-markings for on-street parking spaces and ensure any planting occurs outside the door opening zones of vehicles.</p> <p>c) Construct streetscape works generally in accordance with the streetscape plans endorsed under parts a) and b) of this condition.</p> <p>d) Submit to EDQ TS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	
43.	<p><b>External works (footpath on western side of Park Rd)</b></p> <p>a) Submit to EDQ TS, a design which has been undertaken in consultation with Council, for the widening of the existing footpath on the western side of Park Road, between Dublin Street and the northern boundary of 25 Park Road. The design shall:</p> <ul style="list-style-type: none"> <li>(i) Have a width generally of 3.0m, except where constrained by existing public realm infrastructure, significant street trees and/or public utilities</li> <li>(ii) Be wholly within the verge, and not encroach or include any private land</li> <li>(iii) Include a taper at the northern end to join smoothly to the existing path under the rail overpass</li> </ul> <p>b) Construct the footpath in accordance with part a) of this condition.</p> <p>c) Provide evidence to EDQ TS that the works have been constructed</p>	<p>a) Prior to the endorsement of the survey plan for Stage 2</p> <p>For parts b) and c) of this condition, within 12 months of the endorsement of the survey plan for Stage 2</p>
44.	<p><b>Works in the public realm of lots 4 and 5</b></p> <p>a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for landscape works in the public realm. The detailed landscape plans must be designed generally in accordance with the approved Master Plan Report (Open Space Plan) and include the following:</p> <ul style="list-style-type: none"> <li>(i) Fencing</li> <li>(ii) Landscape schedule including species and planting plan</li> <li>(iii) Any street furniture or structures</li> <li>(iv) Lighting in accordance with Condition 16;</li> <li>(v) Flood warning signage</li> </ul> <p>Retention of existing trees in proximity to the eastern boundary as identified in the Master Plan Report (Open Space Plan)</p> <p>b) Construct works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>For all parts of this condition, prior to the commencement of any subsequent use associated with the site, or the endorsement of the survey plan for Stage 2, whichever occurs first</p>

INNOVATION AND SUSTAINABILITY		
45.	<p><b>Construction Sustainability Strategy – compliance assessment</b></p> <p>a) Submit to EDQ TS for compliance assessment, a Construction Sustainability Strategy, certified by an appropriately qualified professional. The strategy shall identify waste reduction and recycling opportunities during construction and be prepared in consultation with Council. The strategy may include the following:</p> <ul style="list-style-type: none"> <li>(i) A construction waste reduction target</li> <li>(ii) Use of materials from sustainable sources</li> <li>(iii) Use of prefabricated components</li> <li>(iv) Storage strategies to protect materials from damage from weather and theft</li> <li>(v) Reduction in virgin material demand through use of construction materials with a high recycled content</li> <li>(vi) Materials with lower embodied carbon, including concrete and steel substitutes</li> </ul> <p>b) Construct the works generally in accordance with the certified strategy submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS, documentation prepared by a suitably qualified consultant, which certifies the works have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to the commencement of site works</p>
46.	<p><b>Water Sensitive Urban Design Strategy – compliance assessment</b></p> <p>a) Submit to EDQ TS for compliance assessment, a strategy that maximise the growth and long-term viability of all vegetation located in new road reserves and public realm, through water sensitive urban design and total water cycle management. The strategy shall address the Urban Heat Island Effect and be prepared in accordance with '<i>Designing for a Cool City - Guidelines for Passively Irrigated Landscapes</i>' prepared by CRC Water Sensitive Cities and '<i>Water Wise Street Trees Concept Design Catalogue</i>' prepared by 'Water by Design' (an initiative of Healthy Land and Water) including the following, where relevant:</p> <ul style="list-style-type: none"> <li>(i) Passive irrigation, including details of kerb inlets, distribution / infiltration systems, storage, underdrainage, uncompacted soil volume and maintenance clean out points</li> <li>(ii) Structural-root cells (Stratavault or similar) to maximise soil volumes in situations where sub-optimal volume conditions exist (ie road reserves with high percentage of pavements)</li> <li>(iii) Graded pavements to direct surface runoff to public realm landscaping for passive irrigation, including integration with stormwater drainage</li> </ul>	<p>a) Prior to commencing streetscape works</p>

	<p>design and anticipated driveway locations to optimise water supply whilst avoiding water logging</p> <p>b) Construct the works generally in accordance with the plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS, documentation prepared by a suitably qualified consultant, which certifies the works have been constructed in accordance with part a) of this condition.</p>	For parts b and c) of this condition, prior to endorsement of the survey plan
<b>INFRASTRUCTURE</b>		
47.	<p><b>Infrastructure charges condition</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.</p> <p><i>Advice note: Future development permit applications for Material Change of Use will require the payment of infrastructure charges.</i></p>	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.

The Yeronga DCOP (to be adopted May 2022) will make provision for trunk infrastructure works to be off-set. The DCOP may be amended from time to time to include specific items, such as any works external to the PDA. When submitting requests to determine off-settable infrastructure works, reference should be made to the DCOP.

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 \*\***