



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

Our ref: DEV2022/1264

10 June 2022

Economic Development Queensland
C/- Ethos Urban
Attn: Ciaran Callaghan
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Email: ccallaghan@ethosurban.com.au

Dear Ciaran

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

Development Permit for material change of use for Community Care Centre, Club and Community Use at 70 Park Road, Yeronga described as Lot 3 on SP300888

On 10 June 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 Ms Leila Torrens, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@dsdlgp.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)	Yeronga	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Lot 3	SP300888
PDA development application details		
DEV reference number	DEV2022/1264	
'Properly made' date	4 February 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Development Permit for a Material Change of Use for Community Care Centre, Club and Community Use	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice</p> <p>The approval is for: Development Permit for a Material Change of Use for Community Care Centre, Club and Community Use</p>	
Decision date	10 June 2022	
Currency period	6 years from the date of the decision	

Approved plans, reports and documents

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

Approved Plans

Title	Drawing No.	Date
1. Site Plan	AR-DA-01.01 Revision 4	29/4/2022
2. Lower Ground Plan	AR-DA-02.00 Revision 4	29/4/2022
3. Upper Ground Plan	AR-DA-02.01 Revision 4	29/4/2022
4. Roof Plan	AR-DA-04.01 Revision 4	29/4/2022
5. Elevations	AR-DA-05.00 Revision 3	29/4/2022
6. Sections Sheet 1	AR-DA-06.01 Revision 3	29/4/2022
7. Sections Sheet 2	AR-DA-06.02 Revision 3	29/4/2022
8. Area Plans	AR-DA-50.00 Revision 3	29/4/2022
9. Awning Details	AR-DA-60.01 Revision 2	29/4/2022
10. Eastern Façade Detail	AR-DA-60.02 Revision 3	29/4/2022
11. Bulk Earthworks Layout Plan, prepared by Inertia	9976, SK002, Rev C	23/03/2022
12. Bulk Earthworks Layout Plan, prepared by Inertia	9976, SK003, Rev C	23/03/2022

Approved Reports and Documents

Title	Reference	Date
13. Yeronga Community Centre Landscape DA Report	Revision D	11/5/2022
14. Yeronga Community Centre Acoustics Report Development Application	Ref: 301401462 (Revision 1)	31/1/2022
15. Transport Engineering Parkside Yeronga – Community Centre, Technical Note	Q168723	12/5/2022

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.

Yeronga Community Centre Concept Design Report	Issue F	03/05/2022
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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 IS means Economic Development Queensland's – Infrastructure Solutions 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 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 IS, use the following email addresses:

- EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au
- EDQ IS: 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 – Development Permit for MCU		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: <ul style="list-style-type: none"> 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
3.	Centre Operational Management Plan Prepare and submit to EDQ DA a Centre Operational Management Plan that clearly identifies: <ul style="list-style-type: none"> i) The Centre's operating hours: ii) Limit the hours of operation from 6am to 10pm iii) A contact phone number of the Centre available to the general public to use to communication with and to resolve any issues that may arise due to operation of the Centre. iv) Staff and visitors are to be informed of the importance of noise minimisation when entering the site and leaving site during sensitive hours v) Staff and visitors should be inducted on measures to minimise noise within the centre and complaint handling procedure. vi) Minimise / limit the use of excessively loud noise within the hired spaces. A copy of the Operational Management Plan is to be kept on site at all times.	Prior to commencement of use
Construction management		
4.	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
5.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of	Minimum of 10 business days prior to proposed out of hours work commencement

	hours work request must include a duly completed out of hours work request form ³ .	date, unless otherwise agreed to by EDQ IS.
6.	<p>Construction management plan</p> <p>a) Submit to EDQ IS 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:</p> <ol style="list-style-type: none"> noise and dust in accordance with the EP Act; 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; contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; complaints procedures; site management: <ol style="list-style-type: none"> for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to public sector entity assets, including street trees, on or external to the site; for safe and functional temporary vehicular access points and frequency of use; for the safe and functional loading and unloading of materials including the location of any remote loading sites; for the location of materials, structures, plant and equipment; of waste generated by construction activities; detailing how materials are to be loaded/unloaded; of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); of employee and visitor parking areas; of anticipated staging and programming; for the provision of safe and functional emergency exit routes; and any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
7.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times

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

8.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS 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"> 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>. <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>
9.	<p>Traffic management plan</p> <p>a) Submit to EDQ IS 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"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>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>
10.	<p>Construction noise management plan</p> <p>a) Submit to EDQ IS 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"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors 	<p>a) Prior to commencing work</p>

	<ul style="list-style-type: none"> iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <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 IS 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>
11.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
Site Works		
12.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved 'Bulk Earthworks Layout Plan, drawing number 9976, SK002, Rev C, prepared by Inertia, dated 23 March 2022 incorporating any amendments to earthworks levels required in accordance with the Condition 23 - Flood Immunity <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by Condition 7– 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; 	<p>a) Prior to commencing earthworks</p>

	<p>vi) detail protection measures to:</p> <ol style="list-style-type: none"> 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 <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 IS RPEQ certification that:</p> <ol style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
13.	<p>Acid sulfate soils</p> <p>a) Where on-site ASS are encountered, submit to EDQ IS 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 IS 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>
14.	<p>Retaining walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); and iii) located and designed generally in accordance with the Bulk Earthworks Layout Plan, drawing number 9976, SK002, Rev C, prepared by Inertia, dated 23 March 2022 incorporated any amendments to earthworks levels required in accordance with Condition 23 - Flood Immunity. 	<p>a) Prior to commencing earthworks</p>

	<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 IS 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>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
Traffic and Transport		
15.	<p>Vehicle access</p> <p>a) Construct a vehicle crossover:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a driveway Type B2, 6.5m wide <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
16.	<p>Car parking</p> <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use
17.	<p>Car parking – wheelstops</p> <p>a) Submit to EDQ IS a dimensioned plan of all car parking spaces that is generally in accordance with the Approved Plans, Transport Engineering Technical Note, Parkside Yeronga – Community Centre, prepared by Stantec, dated 12 May 2022 and shows compliance with BCC TAPS PSP, with respect to allocation and signage of small car bays and location of wheel stops.</p> <p>b) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
18.	<p>Bicycle parking</p> <p>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.</p>	Prior to commencement of use.
Utilities		
19.	<p>Water connection</p> <p>Connect the approved development to the water reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.</p>	Prior to commencement of use.
20.	<p>Sewer connection</p> <p>Connect the approved development to the sewer reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.</p>	Prior to commencement of use

21.	Electricity a) Submit to EDQ IS 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.	a) Prior to commencement of use. b) Prior to commencement of use
22.	Telecommunications a) Submit to EDQ IS 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.	a) Prior to commencement of use. b) Prior to commencement of use.
23.	Broadband a) Submit to EDQ IS 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.	a) Prior to commencement of use. b) Prior to commencement of use
Stormwater		
24.	Flood Immunity Submit a letter to EDQ IS, from an appropriately qualified RPEQ confirming that the Final Finished Level (undercroft and first floor) and undercroft entrance/openings) provides adequate flood immunity and freeboard in storm events. Consideration should be made for events in excess of the 1% AEP storm event in assessing floor levels, undercroft design and location of essential services including electricity supply, to improve resilience against severe floods. <i>Note: Flood levels should be based on the revised Flood Assessment Report currently being prepared as a subsequence of the development approval DEV2021/1221.</i>	a) Prior to commencement of works
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;	a) Prior to commencement of use

	b) and generally in accordance with Council's current adopted standards.	
Waste Management		
26.	<p>Waste Management Strategy – compliance assessment</p> <p>a) Submit to EDQ IS, for Compliance Assessment, a detailed Waste Management Strategy, certified by an RPEQ. The Waste Management Strategy must:</p> <ol style="list-style-type: none"> Comply with condition 4 of the preliminary approval (DEV2021/1221) ensuring no waste collection occurs on Easement 6 or 6a and any waste vehicles servicing the site from under the building, must only traverse the green spine in a forward moving motion. Provide for the collection of general and recyclable waste from Villa Street Include a bin store at upper ground level on the eastern terrace to support the Villa Street waste collection. Detail the type, size and number of bins to be stored. Provide for the collection of recyclable waste (including Containers for Change) and E-waste from under the building via small commercial vehicles. Include a bin store enclosure at lower ground level with details on the type, size and number of bins to be stored. The bin enclosure must include a bin washdown area, fitted with a hose cock a floor waste drainage connected to the sewer. <p>b) Implement the waste management strategy detailed in part a) above.</p>	<p>a) Prior to commencement of the use</p> <p>b) At all times</p>
Landscape and Streetscape		
27.	<p>Streetscape works – Compliance Assessment</p> <p>(a) Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved documents:</p> <ol style="list-style-type: none"> Yeronga Community Centre Concept Design Report, Issue F as dated 03/05/2022 Yeronga Community Centre Landscape DA Report, Revision D as dated 11/5/2022; and the trees in proximity to driveways shall be an appropriate species, with narrow trunk <100mm and the understory of 1.6m (min) high clearance. <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> location and type of street lighting in accordance with AS1158 –<i>Lighting for Roads and Public Spaces</i>; footpath treatments; location and specifications of streetscape furniture; location and size of stormwater treatment devices; and 	<p>a) Prior to commencement of streetscape works</p>

	<p>v) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</p> <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
28.	<p>Landscape works</p> <p>a) Submit to EDQ IS 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 report:</p> <ol style="list-style-type: none"> Yeronga Community Centre Landscape DA Report, Revision D as dated 11/5/2022; and Demonstrate that landscaping in proximity to driveways shall be an appropriate species, with narrow trunk <100mm and sufficient height of clear trunk to ensure sight distances are maintained; and that planting is not to encroach into the car parking envelope. <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use</p>
Public Amenity		
29.	<p>Acoustic management – general</p> <p>a) Construct and operate the approved development in accordance with the recommendations set out in Part 6 of the following approved document:</p> <ol style="list-style-type: none"> Yeronga Community Centre Acoustics Report Development Application, Ref: 301401462 (Revision 1) as dated 31/1/2022. <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use and ongoing</p> <p>b) Prior to commencement of use</p>
30.	<p>Outdoor lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use</p>
31.	<p>Wayfinding, Signage and Public Art</p> <p>a) Submit to EDQ DA a detailed wayfinding and signage plan prepared generally in accordance with the approved Yeronga Community Centre Landscape DA Report (Revision D, dated 11/5/2022), with the following:</p>	<p>a) Prior to commencement of ground level building work</p>

	<p>A. Plan and schedule of signage for the purposes of wayfinding and nomination of the site's uses; and</p> <p>B. Plan and schedule of the areas to feature public art, with details to be provided on the particular installations.</p> <p>b) Construct and maintain the development in accordance with the documentation submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
Sustainability and Innovation		
32.	<p>Sustainability and efficiency</p> <p>a) Submit to EDQ IS evidence to demonstrate that the building design and construction planning phase is consistent with the achievement of a 6-leaf Envirodevelopment standard (or equivalent recognised rating system as agreed by EDQ IS). The evidence is required to be prepared by a suitably qualified person.</p> <p>b) Construct and maintain the development in accordance with the documentation submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence to confirm that the requirements of part a) of the condition have been met, including 6-leaf Envirodevelopment rating certification issued by the UDIA</p>	<p>a) Prior to the commencement of building works</p> <p>b) During construction and ongoing</p> <p>c) Prior to commencement of use</p>
33.	<p>Electric vehicle readiness – Community</p> <p>a) Make provision for the future installation of basic (slow, 7kW or less) chargers to a minimum of three (3) staff parking spaces.</p> <p>Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation <p>b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	<p>For all parts of this condition, prior to commencement of the use</p>
INFRASTRUCTURE CHARGES		
34.	Not applicable	

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 ****