



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

Our ref: DEV2021/1196

17 June 2022

Rockpool RAC Pty Ltd
C/- Town Planning Alliance Pty Ltd
Att: Jessica Robson and Tara Nunn
PO Box 7657
EAST BRISBANE QLD 4169

Email: eda@tpalliance.com.au

Dear Ms Robson and Ms Nunn

DEV2021/1196 – S89(1)(a) Approval of PDA development application
PDA development permit for a material change of use for residential care facility (150 beds) at 53 Seventeen Mile Rocks Road, Oxley, described as part of lot 600 on SP236626

On 17 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Essen Joseph (Principal Planner, Development Assessment) by telephone on (07) 3452 7196 or via email at essen.joseph@dsdilgp.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Oxley Priority Development Area	
Site address	53 Seventeen Mile Rocks Road, Oxley	
Lot on plan description	Lot number	Plan description
	600 (part)	SP236626
PDA development application details		
DEV reference number	DEV2021/1196	
'Properly made' date	20 July 2021	
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	Material change of use for residential care facility (150 beds)	
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	17 June 2022	
Currency period	6 years from the date of the decision	

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following provisions apply.

OPERATIONAL PROVISIONS

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.

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.

DCOP means the Oxley PDA Development Charges and Offset Plan.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

OPERATIONAL PROVISIONS

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.

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.

OPERATIONAL PROVISIONS

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:

- a) EDQ DA: pdadevelopmentassessment@dsmip.qld.gov.au.
- b) EDQ TS: EDQ_PrePostConstruction@dsmip.qld.gov.au.

APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL

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 / revision	Date
1.	Site Plan, prepared by GJG Architects	20-09 DA-2, Rev 8	8 Mar 2022
2.	Ground Floor – Overall, prepared by GJG Architects	20-09 DA-4, Rev 8	8 Mar 2022
3.	Ground Floor, prepared by GJG Architects	20-09 DA-5, Rev 6	8 Mar 2022 amended in red 17 June 2022
4.	Level 1, prepared by GJG Architects	20-09 DA-6, Rev 7	8 Mar 2022
5.	Level 2, prepared by GJG Architects	20-09 DA-7, Rev 6	8 Mar 2022
6.	Levels 3 - 4, prepared by GJG Architects	20-09 DA-8, Rev 6	8 Mar 2022
7.	Level 5, prepared by GJG Architects	20-09 DA-9, Rev 6	8 Mar 2022
8.	Elevations 1, prepared by GJG Architects	20-09 DA-10, Rev 8	8 Mar 2022 amended 1 Apr 2022
9.	Elevations 2, prepared by GJG Architects	20-09 DA-11, Rev 8	8 Mar 2022
10.	Elevations 3, prepared by GJG Architects	20-09 DA-12, Rev 8	8 Mar 2022
11.	Sections, prepared by GJG Architects	20-09 DA-13, Rev 7	8 Mar 2022
12.	Pictorials, prepared by GJG Architects	20-09 DA-14, Rev 8	8 Mar 2022
13.	Pictorials 2, prepared by GJG Architects	20-09 DA-15, Rev 6	8 Mar 2022 amended in red 17 June 2022
14.	Entry Approach, prepared by GJG Architects	20-09 DA-16, Rev 3	8 Mar 2022
15.	Areas, prepared by GJG Architects	20-09 AR-1, Rev 4	8 Mar 2022
16.	Solar Study to Dining Rooms, prepared by GJG Architects	20-09 DA-20, Rev 1	8 Mar 2022
17.	Rockpool Oxley – Landscape Architectural RFI Submission	Un-numbered	Undated, received 3 Nov 2021, amended red 17 June 2022
18.	Bushfire Management Plan, prepared by Land and Environment Consultants	Report 21015, Final	15 Oct 2021

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 / revision	Date
19.	Site Based Stormwater Management Plan and Engineering Services Report, prepared by ACOR Consultants	Issue no. 02	7 Mar 2022, amended in red 17 June 2022
20.	Concept Civil Sketch, prepared by ACOR Consultants	SK1.00 Rev P2	25 Feb 2022
21.	Acoustic Report - Proposed Residential Care Facility 53 Seventeen Mile Rocks Road Oxley, prepared by Acoustic Works	2021075 R01C	30 Mar 2021
22.	Traffic Engineering Report - Proposed Residential Aged Care At Seventeen Mile Rocks Road, Oxley, prepared by TTM	Issue No. 2	16 June 2021
23.	Information Request Response (Traffic Engineering), prepared by TTM	21BRT0016_LT01_2	27 Oct 2021

PDA development conditions

No.	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <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 or BFP endorsement, whichever occurs first
2.	<p>Maintain the approved development</p> <p>Maintain the approved development generally in accordance with:</p> <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
Planning and design		
3.	<p>Bushfire Management and Mitigation</p> <p>Submit to EDQ TS verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation for the development have been carried out generally in accordance with the approved Bushfire Management Plan, report no. 21015, Final, dated 31 March 2021 and prepared by Land and Environment Consultants.</p>	Prior to commencement of use and to be maintained

PDA development conditions

No.	Condition	Timing
4.	<p>Sustainability</p> <p>a) Submit to EDQ TS evidence to demonstrate that the building design and construction is consistent with the achievement of a 5 Star Green Star rating under the Green Building Council of Australia (GBCA) Design and As Built rating tool (or equivalent GBCA tool as agreed by EDQ TS). The evidence is required to be prepared by a suitably qualified professional that holds green star accreditation.</p> <p>b) Construct and maintain the development in accordance with the documentation approved under part a) of this condition.</p> <p>c) Submit to EDQ TS evidence to confirm that the requirements of part a of the condition have been met.</p>	<p>a) Prior to the commencement of building works</p> <p>b) During construction and ongoing</p> <p>c) Prior to the commencement of the use</p>
5.	<p>Landscape works</p> <p>a) Submit to EDQ TS detailed landscape plans, prepared and certified by an experienced AILA Registered Landscape Architect. The detailed landscape plans are to be generally in accordance with the approved plans, show all materials and finishes for the development (including streetscape), and include the following:</p> <p><i>Planting – generally</i></p> <ul style="list-style-type: none"> i. Plant species, pot size, location, mature height and width ii. Planting, soil / media, mulch specifications to be utilised in landscape features. iii. Details for areas to be irrigated. iv. A maintenance plan <p><i>Podium / terrace and raised planters (including the ‘wanderer’s deck’)</i></p> <ul style="list-style-type: none"> v. Podium planter details demonstrating the following minimum media depths can be achieved: <ul style="list-style-type: none"> A. Minimum 300mm for ground covers that have a mature height of 200mm or less; B. For ground covers with a mature height of 200mm or more, suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; 	<p>a) Prior to commencement of site works</p>

PDA development conditions		
No.	Condition	Timing
	<p>C. Minimum 500mm for shrubs that have a mature height of 200mm or more;</p> <p>D. Trees – 1,200-1,500mm, designed to support the health and longevity the selected tree species, as determined through the compliance assessment process.</p> <p>vi. Specifications of planter design, including media types that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from an AILA Registered Landscape Architect that the landscape works have been constructed generally in accordance with part a) of this condition.</p>	<p>b) prior to commencement of use</p> <p>c) prior to commencement of use</p>
6.	<p>Solar shading devices</p> <p>Construct and maintain the solar shading devices in accordance with the approved drawings.</p>	Prior to commencement of use and ongoing
Construction management		
7.	<p>Hours of work - construction</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
8.	<p>Out of hours work – compliance assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
9.	<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
10.	<p>Construction management plan</p> <p>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p>	a) Prior to commencing work

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

PDA development conditions

No.	Condition	Timing
	<ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) During construction c) During construction
11.	<p>Erosion and sediment management</p> <ul style="list-style-type: none"> a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: <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); 	<ul style="list-style-type: none"> a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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>	b) During construction
12.	<p>Traffic management plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> 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>
13.	<p>Construction noise management plan</p> <p>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> 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 	a) Prior to commencing work

PDA development conditions

No.	Condition	Timing
	<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. <ul style="list-style-type: none"> b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition. 	<ul style="list-style-type: none"> b) During construction c) As requested by EDQ
14.	<p>Public infrastructure (damage, repairs and relocation)</p> <ul style="list-style-type: none"> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development, including street trees and verge landscape elements. 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. Removal of street trees or verge landscape elements requires compensatory installation of equivalent / ‘like-for-like’ landscape elements. <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>	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved drawing “Concept Civil Sketch”, SK1.00 Rev P2, dated 25/02/2022, prepared by ACOR Consultants, as amended in red. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) Include amendments in accordance with the stormwater design endorsed under Condition 23; ii) include a geotechnical soils assessment of the site; 	<ul style="list-style-type: none"> a) Prior to commencing earthworks

PDA development conditions

No.	Condition	Timing
	<ul style="list-style-type: none"> iii) accord with the Erosion and Sediment Control Plans, as required under this development permit; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: <ul 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 viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p> <ul 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 or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
16.	<p>Acid sulfate soils</p> <ul style="list-style-type: none"> a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition. 	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions

No.	Condition	Timing
Engineering		
17.	<p>Retaining walls</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul 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>); iii) located and designed generally in accordance with the approved plans and documents. <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>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
18.	<p>Vehicle access</p> <p>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for the 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 <p>b) Construct the cross over in accordance with part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to the commencement of civil works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions

No.	Condition	Timing
19.	<p>Car parking – compliance assessment</p> <p>a) Submit to EDQ DA for compliance assessment detailed car park and internal pedestrian connectivity designs, certified by an RPEQ and supported by a technical memorandum. The certified plans are to be prepared generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and include the following outcomes:</p> <ul style="list-style-type: none"> i. Incorporate a shared zone surface treatment and signage in the porte cochere area to support convenient and safe pedestrian access from the entry into the Residential care facility to the proposed pedestrian path on the adjoining site to the east, leading to a future community centre on that site. ii. Signage and line-marking to facilitate safe interaction between refuse/servicing vehicles and passenger vehicles, including a passing bay for a B99 vehicles supported by swept path analysis. iii. Safety assessment undertaken for all pedestrian paths and crossings, including assessment of the safety of interactions between pedestrians and internal vehicle movements, including services vehicles and other rigid vehicles expected to attend site. Should safety assessment determine that concept designs requirement amendments to ensure safety, car park designs must be amended to eliminate or appropriate mitigate safety issues. Signage, line-marking and other measures required to address issues identified by the assessment. iv. Include amendments (where applicable) in accordance with the stormwater design endorsed under Condition 23. <p>b) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i>, the approved plans and documentation endorsed under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with parts a) and b) of this condition.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
20.	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
21.	<p>Sewer connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
22.	<p>Stormwater management (quality)</p> <p>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and ii) Approved ACOR Consultants report “Site Based Stormwater Management Plan and Engineering Services Report” Issue no. 02 dated 7/03/2022. with the addition of appropriate Gross Pollutant Traps for car park and servicing area stormwater field inlets. <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 RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
23.	<p>Internal stormwater management (quantity) – compliance assessment</p> <p>a) Submit to EDQ DA for compliance assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the internal stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> i. <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; and ii. Approved ACOR Consultants report “Site Based Stormwater Management Plan and Engineering Services Report” Issue no. 02 dated 7/03/2022. <p>The designs must address the following</p> <p>A. Stormwater overland flow and surcharged pipe flow conveyed to a single stabilised outlet on the north-western boundary, without overtopping into neighbouring properties for all events up to 1% AEP.</p>	<p>a) Prior to commencement of stormwater works</p>

PDA development conditions

No.	Condition	Timing
	<p>B. Internal drainage structures and scour protection required to ensure no internal or external damage resulting from the stormwater flow.</p> <p>C. Overland flow and surcharged pipe flow to be directed to a rock lined chute to convey flow from the property boundary to the external detention basin.</p> <p>The rock lined chute is to be designed/constructed to facilitate discharge without scour damage to external property or assets, or evidence is to be submitted that this external scour protection has been constructed by others under application DEV2021/1194 Condition 9.</p> <p>Should the rock chute be constructed by others, the discharge characteristics across the northern boundary (flow depth, width, quantity, velocity) are required to be compatible with the design of the rock chute and not result in flow outside of the rock chute capacity for flows up to 1% AEP.</p> <p>D. All stormwater design aspects are to include appropriate consideration of blockage, hazard assessment and safety signage/fencing in accordance with QUDM.</p> <p>E. Connection to the underground lawful point of discharge demonstrating:</p> <ul style="list-style-type: none"> i. Low flow (3 month ARI) diversion pipe to existing bioretention basin 1; ii. Balance pipe flow (2 year ARI) diversion via pipe to existing flood basin 1; iii. Balance flow overland component addressed in accordance with Condition 23; iv. 'No-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance; and Generally in accordance with Council's current adopted standards. <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 "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions

No.	Condition	Timing
24.	<p>Flooding</p> <p>a) Construct the development with flood immunity as required by BCC relevant standards and QUDM, in accordance with approved ACOR Consultants report “Site Based Stormwater Management Plan and Engineering Services Report” Issue no. 02 dated 27/11/2020, summarised as follows:</p> <ul style="list-style-type: none">i. 1% AEP – Entrances, outdoor car park, vehicle access and manoeuvring areas, emergency egress pathii. 1% AEP + 500mm – non-habitable floor levels, essential electrical servicesiii. 0.2% AEP – Habitable floor levels <p>b) Maintain the development in accordance with flood immunity requirements for habitable rooms.</p>	<p>a) Prior to the commencement of use</p> <p>b) At all times</p>
25.	<p>Electricity</p> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
26.	<p>Telecommunications</p> <p>a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
27.	<p>Broadband</p> <p>a) Submit to EDQ TS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <ul style="list-style-type: none"> i. <i>The Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects; and</i> ii. Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
28.	<p>Outdoor lighting</p> <p>a) Submit to EDQ TS detailed drawings, certified by a RPEQ or a member of the Illuminating Engineering Society of Australia and New Zealand, for the outdoor lighting system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces;’ and</i> ii) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.</i> <p>b) Install lighting works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification confirming lighting has been installed generally in accordance with the certified plans submitted under part a) of this condition.</p> <p><i>Note – To remove any doubt, design of car parking areas is required to comply with part a) of this condition.</i></p>	<p>a) Prior to commencement of lighting works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
29.	<p>Refuse collection</p> <p>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
30.	<p>Easements over infrastructure</p> <p>Where applicable, provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Infrastructure planning		
31.	<p>Infrastructure charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the Oxley PDA DCOP, indexed to the date of payment.</p> <p>Certified construction plans detailing the GFA must be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the DCOP

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 ****