



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

Our ref: DEV2021/1257

7 July 2022

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

Email: mrandle@ethosurban.com.au

Dear Morgan

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

Development Permit for material change of use for Community Care Centre, Food and Drink Outlet, Health Care Services, Office and a Shop at 70 Park Road, Yeronga described as Lot 3 on SP300888

On 7 July 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	70 Park Road, Yeronga	
Lot on plan description	Lot number	Plan description
	Lot 3	SP300888
PDA development application details		
DEV reference number	DEV2021/1257	
'Properly made' date	21 December 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	Development Permit for a Material Change of Use for Community Care Centre, Food and Drink Outlet, Health Care Services, Office and a Shop	

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	7 July 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.	Figure Ground Plan	A01.02 Revision 15	28/4/2022
2.	Basement 03 Plan	A02.00 Revision 16	28/4/2022
3.	Basement 01 and 02 Plan	A02.01 Revision 17	10/6/2022
4.	Lower Ground Plan	A02.02 Revision 16	28/4/2022
5.	Upper Ground Plan	A02.03 Revision 15	28/4/2022
6.	Level 1 Plan	A02.04 Revision 15	28/4/2022
7.	Level 2 Plan	A02.05 Revision 15	28/4/2022
8.	Level 3 Plan	A02.06 Revision 15	28/4/2022
9.	Level 4 Plan	A02.07 Revision 15	28/4/2022
10.	Roof Plan	A02.08 Revision 15	28/4/2022
11.	South Elevation	A05.00 Revision 15	28/4/2022
12.	West Elevation	A05.01 Revision 15	28/4/2022
13.	North Elevation	A05.02 Revision 15	28/4/2022
14.	East Elevation	A05.03 Revision 15	28/4/2022
15.	Street Elevations	A05.04 Revision 09	28/4/2022
16.	Section 01	A06.00 Revision 14	28/4/2022
17.	Section 02	A06.01 Revision 15	28/4/2022
18.	Section 03	A06.02 Revision 15	28/4/2022
19.	Section 04	A06.03 Revision 15	28/4/2022
20.	Section 05	A06.04 Revision 15	28/4/2022
21.	Section 06	A06.05 Revision 10	28/4/2022
22.	Façade Details 01	A06.20 Revision 4	28/4/2022
23.	Façade Details 02	A06.21 Revision 4	28/4/2022
24.	Perimeter Sections 01	A06.30 Revision 5	28/4/2022
25.	Perimeter Sections 02	A06.31 Revision 5	28/4/2022
26.	Perimeter Sections 03	A06.32 Revision 5	28/4/2022
27.	Area Plans - GFA	A050.00 Revision 5	28/4/2022
28.	Preliminary Earthworks Plan, prepared by Bornhorst+Ward	Rev 6	11 Nov 2021

Approved Reports and Documents			
Title		Reference	Date
(a)	Yeronga Commercial Building Yeronga Landscape DA Report (amended in red)	Revision C	4/5/2022
(b)	Yeronga Heart Commercial Building Noise Impact Assessment	Ref: 301401462 (Revision 1)	13/12/2021

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 Commercial Building Concept Design Report	Issue G	22/12/2021
Civil Engineering Technical Note	Ref: 21230	17/12/2021
Technical Note – Transportation Engineering	Ref: 301404162	22/12/2021

ABBREVIATIONS AND DEFINITIONS
<p>The following is a list of abbreviations utilised in this approval:</p> <p>AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.</p> <p>CERTIFICATION PROCEDURES MANUAL means the document titled <i>Certification Procedures Manual</i>, prepared by EDQ, dated April 2020 (as amended from time to time).</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>BASIC SLOW CHARGER means an EVSE charging facility on a dedicated electrical circuit, capable of supplying up to 7kW of power. Basic charging is typically used for long-park situations such as dwellings and workplaces. Basic charging requires AC power (240 volts) and typically involves the installation of an Electric Vehicle Supply Equipment (EVSE) unit.</p>

DESTINATION REGULAR CHARGER means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.

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.

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.

- 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

PDA Development Conditions – Material Change of Use

No	Condition	Timing
General		
MCU 1.	Carry out the approved development Carry out the approved development generally in accordance with: <ol 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
MCU 2.	Maintain the approved development Maintain the approved development generally in accordance with: <ol 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

MCU 3.	<p>Tree Management and Protection Plan – compliance assessment</p> <p>h) Submit to EDQ DA 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"> i) A calculation of the monetary value of each tree, using the Burnley Tree Valuation Method ii) Details demonstrating how all identified trees will be retained and protected during site works, including pre-construction, construction and post-construction. iii) Specify the relationship between the project arborist, supervising engineer and how compliance with all construction and site work requirements will be addressed. 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 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. 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. <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>
MCU 4.	<p>Tree retention bond or bank guarantee</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</p>	<p>(a) Prior to commencement of site works</p> <p>(b) Ongoing</p>

	<p>non-compliance with the Tree Management and Protection Plan, the applicant shall 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>
MCU 5.	<p>Acoustic treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified the following approved document:</p> <p>i) Yeronga Heart Commercial Building Noise Impact Assessment prepared by Stantec Australia, Rev 1, dated 13/12/2021</p> <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</p> <p>b) Prior to commencement of use</p>
MCU 6.	<p>Public Access - plaza</p> <p>Maintain unencumbered public access through the plaza, from Villa Street to South Street twenty four (24) hours per day, seven (7) days a week.</p>	<p>At all times</p>
Construction management		
MCU 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>	<p>During construction unless otherwise endorsed</p>
MCU 8.	<p>Out of hours work - Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ IS, 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>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date</p>
MCU 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>	<p>At all times</p>

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

MCU 10.	<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> <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. 	<p>a) Prior to commencing work</p>
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	<p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
MCU 11.	<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>
MCU 12.	<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</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

	<i>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>	
MCU 13.	<p>Construction noise management plan</p> <p>a) Submit to EDQ IS 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 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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
MCU 14.	<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>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>

	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.	
Site Works		
MCU 15.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved Preliminary Earthworks Plan, rev 6, prepared by Bornhorst+Ward, dated 11 Nov 2021. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans, as required by condition 11 – Erosion and sediment management; include the location and finished surface levels of any cut and/or fill; detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide details of any areas where surplus soils are to be stockpiled; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and 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 IS RPEQ certification that:</p> <ol style="list-style-type: none"> 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>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

MCU 16.	<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>
MCU 17.	<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> <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 Preliminary Earthworks Plan, rev 6, prepared by Bornhorst+Ward, dated 11 Nov 2021. <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>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
MCU 18.	<p>Shoring</p> <p>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ul style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site</i> 	<p>a) Prior to commencing work</p>

	<p><i>Investigation;</i></p> <ol style="list-style-type: none"> 2. <i>AS2159 Piling - Design and Installation;</i> 3. <i>AS4678 Earth Retaining Structures;</i> <p>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:</p> <ol style="list-style-type: none"> 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; <p>iii) analysis of groundwater hydrology, including:</p> <ol style="list-style-type: none"> 1. considerations of seasonality, and possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition or following construction, and mitigation requirements, temporary decommissioning of basement pumps, all construction phases and the ultimate development; <p>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <ol style="list-style-type: none"> 1. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; <p>v) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, 	
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	<p>deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</p> <ol style="list-style-type: none"> 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
MCU 19.	<p>Excavation and basement design</p> <ol style="list-style-type: none"> a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including: <ol style="list-style-type: none"> i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: <ol style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under this approval; 3. the Rock and Ground Anchor Report submitted under this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; 	<p>a) Prior to commencing work</p>

	<ul style="list-style-type: none"> v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under this approval; and ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ul style="list-style-type: none"> i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use</p>
MCU 20.	<p>Temporary rock and ground anchors</p> <p>a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ul style="list-style-type: none"> i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii. where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ 	<p>a) Prior to Commencing work</p>

	<p>certification must consider the effects of the load imposed pressure bulb:</p> <ol style="list-style-type: none"> 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ:</p> <ol style="list-style-type: none"> i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ol style="list-style-type: none"> 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. <p>d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use</p>
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MCU 21.	Cool Roof Colour a) Submit to EDQ IS plans prepared by an appropriately qualified professional documenting that the roof colour provides a Solar Absorptance rating of less than 0.35. b) Submit to EDQ IS evidence that the building roof has been constructed/finished in accordance with part a) of this condition.	a) Prior to building works b) Prior to commencement of use
Traffic and Transport		
MCU 22.	Vehicle access a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards b) Construct the cross over in accordance with Part a) of this condition. c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to the commencement of civil works b) Prior to commencement of use c) Prior to commencement of use
MCU 23.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
MCU 24.	Bicycle parking a) 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. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
Utilities & servicing		
MCU 25.	Water connection Connect the approved development to the water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use

MCU 26.	Sewer connection Connect the approved development to the sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
MCU 27.	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
MCU 28.	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
MCU 29.	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) Supply Brisbane Smart Pole (BSP) with broadband fibre connection. c) 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 c) Prior to commencement of use
MCU 30.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use

MCU 31.	Loading Dock Management Plan a) Submit to EDQ IS a Loading Dock Management Plan that includes the following: <ul style="list-style-type: none"> I. Timing and frequency of deliveries and refuse collections limited to outside of peak hours (both 7-9 AM and 4-6 PM); II. Management of SRV and MRV parking bays that demonstrates unimpeded access at all times to servicing facilities such as bin storage; III. Demonstrates that that employee and visitor vehicles can access the basement parking when the loading docks are in use; IV. On site building management personnel working hours; and V. Out of hours servicing procedures, that minimises wait times at the security gate for service vehicles. 	a) Prior to commencement of use
MCU 32.	Easements over infrastructure 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. 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.	Prior to commencement of use
Stormwater		
MCU 33.	Stormwater connection Connect the approved development to a lawful point of discharge: <ul style="list-style-type: none"> a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and in accordance with Civil Service Layout Roadworks and Drainage plan, drawing number 21230, prepared by Bornhorst+Ward b) generally in accordance with Council's current adopted standards. 	a) Prior to commencement of use
Works in the Public Realm		
MCU 34.	Landscape works/plaza- compliance assessment a) Submit to EDQ DA 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 plan:	a) Prior to commencement of ground level building work

	<p>i) Landscape Concept Report prepared by Archipelago, Revision C, dated 04/05/2022</p> <p>And include the following:</p> <p>ii) A CPTED compliance statement demonstrating that the proposed plaza landscaping adheres to CPTED principles, to ensure the safety of users of the plaza;</p> <p>iii) Incorporating WSUD as per Condition 35;</p> <p>iv) Exploring the provision of a community garden;</p> <p>v) Exploring the provision of a flexible space to encourage activation via markets and pop up community events – considering adaptability, connectedness, affordability and comfort.;</p> <p>vi) Designate suitable locations for geolocated e-mobility vehicle parking (scooter/ebike), supported by geofenced speed restrictions and wayfinding where applicable;</p> <p>vii) Smart lighting;</p> <p>viii) Light coloured surface treatments to create cool open space;</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
MCU 35.	<p>Water Sensitive Urban Design Strategy – compliance assessment</p> <p>a) Submit to EDQ IS for compliance assessment, a strategy that optimises water resource management, and maximises the growth and long-term viability of all vegetation located along road frontages, private landscaping and the plaza, 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> <p>(i) Rainwater capture, storage and re-use</p> <p>(ii) Passive irrigation, including details of inlets, distribution / infiltration systems, storage, underdrainage, uncompacted soil volume and maintenance clean out points</p> <p>(iii) Structural-root cells (Stratavault or similar) to maximise soil volumes in</p>	<p>a) Prior to commencing landscape and streetscape works</p>

	<p>situations where sub-optimal volume conditions exist (ie road reserves with high percentage of pavements)</p> <p>(iv) Graded pavements to direct surface runoff to landscaping for passive irrigation, including integration with stormwater drainage 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 IS, documentation prepared by a suitably qualified consultant, which certifies the works have been constructed in accordance with part a) of this condition.</p>	<p>For parts b and c) of this condition, prior to endorsement of the survey plan</p>
MCU 36.	<p>Outdoor lighting</p> <p>a) Submit to EDQ IS 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> <p>i) <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces;’ and</i></p> <p>ii) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.</i></p> <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 IS RPEQ certification confirming lighting has been installed generally in accordance with the certified plans submitted under part a) of this condition.</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>
Innovation and Sustainability		
MCU 37.	<p>Sustainability and efficiency</p> <p>a) Submit to EDQ IS the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 5 Star Green Star rating under the Green Building Council of Australia (GBCA) Buildings rating tool (or equivalent GBCA tool as agreed by EDQ IS).</p> <p>i. Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves a minimum projected 5 Star Green Star rating.</p>	<p>a) Prior to the commencement of works</p>

	<p>ii. Submit evidence of submission of the above documentation to the GBCA for certification.</p> <p>b) Submit to EDQ IS “Design Review” response from the GBCA determining that the documentation submitted under a) i) is projected to achieve a 5 Star Green Star rating under the Buildings rating tool (or tool approved under part a)).</p> <p>Should changes to the documentation submitted under a) i) be required in response to GBCA Design Review feedback (to achieve a 5 Star rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission certified to achieve a 5 Star Design Review rating by the GBCA under b).</p> <p>d) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of 5 Star “New Buildings” rating certification from the GBCA.</p>	<p>b) Prior to the commencement of building internal fitout</p> <p>c) Prior to commencement of use</p> <p>d) Within 6 months of commencement of use</p>
MCU 38.	<p>Construction Sustainability Strategy –</p> <p>a) Submit to EDQ IS, a Construction Sustainability Strategy, certified by an appropriately qualified professional. The strategy shall identify and monitor waste reduction and recycling opportunities during construction and be prepared in consultation with Council. The strategy may include the following:</p> <ol style="list-style-type: none"> I. A construction waste reduction target II. Use of materials from sustainable sources III. Use of prefabricated components IV. Reduction in virgin material demand through use of construction materials with a high recycled content V. Materials with lower embodied carbon, including concrete and steel substitutes <p>b) Construct the works generally in accordance with the certified strategy submitted under part a) of this condition.</p>	<p>a) Prior to the commencement of site works</p> <p>b) Prior to commencement of use</p>

	<p>c) Submit to EDQ IS, documentation prepared by a suitably qualified consultant, which certifies the works have been constructed in accordance with part a) of this condition. Construction waste, material recovery and recycled material use data is required to be submitted to EDQ in an agreed format.</p>	<p>c) Prior to commencement of use</p>
MCU 39.	<p>Electric Vehicle Charging and readiness</p> <p>a) Provide electric vehicle charging infrastructure to 3 parking spaces.</p> <p>b) Include electric vehicle readiness in the development as follows:</p> <ol style="list-style-type: none"> I. Destination (faster) charging for short-term parking spaces (less than 2 hours) at the rate of 1 per 25 short term parking spaces; and II. Basic (slow) charging for 20% of the long-term car parking spaces. <p>c) Electric vehicle charging shall be:</p> <ol 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>d) Submit to EDQ IS, RPEQ 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, or commencement of the use</p>
MCU 40.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	<p>In accordance with the DCOP</p>

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 ****