



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

Our ref: DEV2021/1245

26 October 2022

King Fiso 155 Pty Ltd, KOM Industrial 5 Pty Ltd and Link Brose No. 1 Pty Ltd
C/- Mewing Planning Consultants
Att: Leo Mewing and Frances Cassaniti
GPO Box 1506
BRISBANE QLD 4001

Email: leo.mewing@mewing.com.au; frances.cassaniti@mewing.com.au

Dear Leo and Frances

DEV2021/1245 – S89(1)(a) Approval of PDA development application

PDA Development Permit for a Material Change of Use for Light Industry, Service Industry, Warehouse, Showroom, Food Premises, Indoor Sport and Recreation, and Research and Technology Facility at 110 Links Avenue South, 155 and 161 Fison Avenue West, and 364 Curtin Avenue West, Eagle Farm described as Lot 654 on SL2281, Lot 655 on SL4010, and Lots 724 and 836 on SL8236

On 26 October 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **part** 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 Essen Joseph (Principal Planner, Development Assessment) by telephone on (07) 3452 7196 or via email at essen.joseph@dsdlgp.qld.gov.au.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton Urban Development Area	
Site address	110 Links Avenue South, 155 and 161 Fison Avenue West, and 364 Curtin Avenue West, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lot 654	SL2281
	Lot 655	SL4010
	Lot 724	SL8236
	Lot 836	SL8236
PDA development application details		
DEV reference number	DEV2021/1245	
'Properly made' date	17 Jan 2022	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Light Industry, Service Industry, Warehouse, Showroom, Food Premises, Indoor Sport and Recreation, and Research and Technology Facility	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. Office uses have been excluded from the approval.	
Decision date	26 October 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.

Preamble, abbreviations, and definitions

PREAMBLE

The following definitions and operational provisions apply as part of the development permit.

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:

- **EXTERNAL AUTHORITY** means a public-sector entity other than the MEDQ;
- **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;
- **SEWER WORKS** means carrying out any operational work related to the provision of wastewater infrastructure;
- **STREETSCAPE WORKS** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- **STORMWATER WORKS** means carrying out any operational work related to the provision of stormwater infrastructure; and
- **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 Services team.

Preamble, abbreviations, and definitions

ELECTRICAL VEHICLE CHARGING TERMS included in this development permit have the following meanings:

- **BASIC (SLOW) CHARGERS** means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.
- **DC (FAST) CHARGERS** means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.
- **DESTINATION (FASTER) CHARGERS** means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.
- **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.
- **ELECTRICAL CAPACITY MEANS:**
 - a. Sufficient capacity at the development's main switchboard, and
 - b. Sufficient number and capacity of distribution boards to serve the relevant number of parking spaces for each area / level and,
 - c. Wiring from the main switchboard to the dedicated distribution boards
- **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.
- **LOAD MANAGEMENT** means the capacity to control and manage the electrical output per EVSE at a minimum performance of 12kWh available per day per parking space within a minimum 8-hour timeframe, (typically 9am-5pm and or 11pm-7am in residential, and 9am-5pm in workplace/retail).
- **MEDIUM TO LONG-TERM PARKING** for the purposes of electric vehicle charging, means any other parking that is not short term.
- **SHORT-TERM PARKING** for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

Preamble, abbreviations, and definitions

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).

LTA means *Land Title Act 1994*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.

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.

Compliance assessment

- 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:

- a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdmip.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.	Development Summary – Stage 1, prepared by Rothelowman	TP01.02 C	28.06.2022, amended 25.10.2022
2.	Stage 1 - Ground Floor Plan, prepared by Rothelowman	TP01.10 C	28.06.2022, amended 25.10.2022
3.	Stage 1 - Ground Floor Mezzanine Plan, prepared by Rothelowman	TP01.11 C	28.06.2022, amended 25.10.2022
4.	Stage 1 - Level 1 Floor Plan, prepared by Rothelowman	TP01.12 C	28.06.2022
5.	Stage 1- Level 2 Floor Plan, prepared by Rothelowman	TP01.13 C	28.06.2022
6.	Stage 1 - Level 3 Floor Plan, prepared by Rothelowman	TP01.14 C	28.06.2022
7.	Roof Plan, prepared by Rothelowman	TP01.15 C	28.06.2022
8.	Elevations - Building 1, prepared by Rothelowman	TP02.02 C	28.06.2022
9.	Elevations - Building 2, prepared by Rothelowman	TP02.03 C	28.06.2022
10.	Elevations - Building 3, prepared by Rothelowman	TP02.04 C	28.06.2022

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
11.	Elevations - Building 4, prepared by Rothelowman	TP02.05 C	28.06.2022
12.	Elevations - Building 5, prepared by Rothelowman	TP02.06 C	28.06.2022
13.	Site Sections, prepared by Rothelowman	TP03.01 C	28.06.2022
14.	Building 1 [Plans - Sheet 1], prepared by Rothelowman	TP04.00 D	28.06.2022
15.	Building 1 [Plans - Sheet 2], prepared by Rothelowman	TP04.01 D	28.06.2022
16.	Building 2 [Plans], prepared by Rothelowman	TP04.02 D	28.06.2022
17.	Building 3 [Plans], prepared by Rothelowman	TP04.03 D	28.06.2022
18.	Building 4 [Plans], prepared by Rothelowman	TP04.04 D	28.06.2022, amended 25.10.2022
19.	Building 5 [Plans], prepared by Rothelowman	TP04.05 D	28.06.2022
20.	Sections - Building 1, prepared by Rothelowman	TP05.01 C	28.06.2022
21.	Sections - Building 2, prepared by Rothelowman	TP05.02 C	28.06.2022
22.	Sections - Building 3, prepared by Rothelowman	TP05.03 C	28.06.2022
23.	Sections - Building 4, prepared by Rothelowman	TP05.04 C	28.06.2022
24.	Sections - Building 5, prepared by Rothelowman	TP05.05 C	28.06.2022
25.	Perspective 1 - Central Amenities Area and Buildings 4 and 5, Viewed From West, prepared by Rothelowman	Un-numbered	Undated, amended 25.10.2022
26.	Perspective 2 - Central Amenities Area and Buildings 1 and 5, Viewed From West, prepared by Rothelowman	Un-numbered	Undated, amended 25.10.2022
27.	Perspective 3 - Building 3 Viewed From Central Amenities Area, prepared by Rothelowman	Un-numbered	Undated, amended 25.10.2022
28.	Perspective 4 - Building 5 and Amenities / Food and Beverage Area, Viewed From Central Amenities Area, prepared by Rothelowman	Un-numbered	Undated, amended 25.10.2022

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
29.	Perspective 5 - Buildings 1 and 5, Viewed From Central Amenities Area and Building 4, prepared by Rothelowman	Un-numbered	Undated, amended 25.10.2022
30.	Perspective 6 - Buildings 1 and 5, Viewed From Fison Ave, prepared by Rothelowman	Un-numbered	Undated, amended 25.10.2022
31.	Perspective 7 - Buildings 1 and 5, and N-S Movement Axis Viewed From Fison Ave, prepared by Rothelowman	Un-numbered	Undated, amended 04.10.2022
32.	Eagle Farm Precinct Development Permit for Stage 1 - Landscape Concept Report, prepared by RPS	150462, Issue E	28.06.2022, amended 25.10.2022
33.	Fison Avenue, Eagle Farm Stage 1 Development Application Transport Statement, prepared by Cardno	T0921038	22.11.2021, amended 25.10.2022
34.	Conceptual Stormwater Management Plan – Stage 1 Eagle Farm Precinct, prepared by Inertia	Project No 9914, Rev 1	23.11.2021, amended 25.10.2022
35.	Eagle Farm Precinct Stage 1 Civil Tender Package for Kingsmede, prepared by Inertia	Project No 9914, Rev A	29.04.2022 amended 25.10.2022
36.	Eagle Farm Precinct Air Quality & Noise Impact Assessment, prepared by Trinity Consultants Australia	Report 217402.0109. R01V01	19.11.2021

PDA development conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use

PDA development conditions														
No.	Condition	Timing												
Planning and design														
3.	Land use limitations Land uses with each building are to be limited to the approved uses specified below. <table><thead><tr><th>Building No</th><th>Approved uses</th></tr></thead><tbody><tr><td>Building 1</td><td> - Indoor sport and recreation, up to 2,000 sqm of gross floor area, where located fronting Fison Avenue West or opposite the internal recreational and open space area at the centre of the site. </td></tr><tr><td>Buildings 1 and 5</td><td> - Light industry - Service industry - Showroom, where involving the display of trade related goods or online sales - Research and technology facility </td></tr><tr><td>Building 2</td><td> - Light industry - Service industry - Warehouse - Research and technology facility - Showroom, where involving the display of machinery, trade supplies / equipment, wholesale goods, specialised technology, advanced manufacturing products, or similar land use activities that require the display of bulky industrial / semi-industrial products or products that are manufactured / assembled within the subject site </td></tr><tr><td>Building 3</td><td> - Light industry - Service industry - Research and technology facility - Warehouse </td></tr><tr><td>Building 4</td><td> - Indoor sport and recreation up to the area shown on the approved plans (85 sqm) - Food premises up to the area shown on the approved plans (100 sqm) - End of trip facilities and amenities </td></tr></tbody></table>	Building No	Approved uses	Building 1	Indoor sport and recreation, up to 2,000 sqm of gross floor area, where located fronting Fison Avenue West or opposite the internal recreational and open space area at the centre of the site.	Buildings 1 and 5	- Light industry - Service industry - Showroom, where involving the display of trade related goods or online sales - Research and technology facility	Building 2	- Light industry - Service industry - Warehouse - Research and technology facility - Showroom, where involving the display of machinery, trade supplies / equipment, wholesale goods, specialised technology, advanced manufacturing products, or similar land use activities that require the display of bulky industrial / semi-industrial products or products that are manufactured / assembled within the subject site	Building 3	- Light industry - Service industry - Research and technology facility - Warehouse	Building 4	- Indoor sport and recreation up to the area shown on the approved plans (85 sqm) - Food premises up to the area shown on the approved plans (100 sqm) - End of trip facilities and amenities	At all times
Building No	Approved uses													
Building 1	Indoor sport and recreation, up to 2,000 sqm of gross floor area, where located fronting Fison Avenue West or opposite the internal recreational and open space area at the centre of the site.													
Buildings 1 and 5	- Light industry - Service industry - Showroom, where involving the display of trade related goods or online sales - Research and technology facility													
Building 2	- Light industry - Service industry - Warehouse - Research and technology facility - Showroom, where involving the display of machinery, trade supplies / equipment, wholesale goods, specialised technology, advanced manufacturing products, or similar land use activities that require the display of bulky industrial / semi-industrial products or products that are manufactured / assembled within the subject site													
Building 3	- Light industry - Service industry - Research and technology facility - Warehouse													
Building 4	- Indoor sport and recreation up to the area shown on the approved plans (85 sqm) - Food premises up to the area shown on the approved plans (100 sqm) - End of trip facilities and amenities													
4.	Indoor sport and recreation and communal open space requirements – compliance assessment													

PDA development conditions		
No.	Condition	Timing
	Submit to EDQ DA for compliance assessment evidence from suitably qualified experts to confirm that the Indoor sport and recreation use and the communal space within the site is able to be occupied by the general public (including any children), having regard for the following matters: - Air quality, having regard for emissions sources identified in the report entitled 'Eagle Farm Precinct Air Quality & Noise Impact Assessment,' as identified in the list of approved plans and documents; - The contamination matters outlined in condition 5; - The sub-surface vapour management matters outlined in condition 6.	Prior to site works
5.	Contamination management plan – certification / evidence requirements - Submit to EDQ DA evidence that a Contaminated Land Investigation Report and Contamination Management Plan for the approved land uses has been approved by the Department of Environment and Science (DES) in accordance with Chapter 7, Part A of the <i>Environmental Protection Act 1994</i>. The following components are to be included in the reports: - Thresholds set by a Suitably Qualified Person (SQP) to stop works or undertake other remedial actions (as appropriate) when the set thresholds are met / exceeded. - A Construction Phase Environmental Management Plan (CEMP) that addresses land contamination management measures and triggers for reporting environmental impacts to the relevant authorities. - A monitoring schedule by the SQP, as well as triggers for when the SQP is required to undertake additional inspections (e.g. when unexpected contamination is encountered or if vapour emissions are detected above the prescribed threshold/s). The above-mentioned reports are required to: - be prepared by a Suitably Qualified Person (SQP) as per Chapter 12, Part 3 of the <i>Environmental Protection Act 1994</i>; - be accompanied by a Contaminated Land Auditor's (CLA) Third Party Certification; and - include a Site Suitability Statement relating to the current condition of the land). - Monitor and undertake all site and building works in accordance with the requirements of the	- Prior to the commencement site works (i.e. any land-disturbing development) - During construction or soil disturbing activities.

PDA development conditions		
No.	Condition	Timing
	abovementioned DES Approved report/s submitted under part (a) of this condition. c) Submit to EDQ DA certification by a SQP and Third Party Certification by a CLA that the site has been developed in accordance with the requirements of this condition, and confirm that contaminants are suitably contained /remediated/ removed to enable the approved land uses to establish and continue to safely occupy the site. Notes – - <i>It is the responsibility of the applicant to ensure any contaminated materials or soils encountered during siteworks are handled, stored and disposed of in accordance with the requirements of the Administering Authority. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the relevant authority of the Queensland Government. These requirements apply during and after construction (including any operational and building works).</i> - <i>For the purpose of this condition a suitably qualified person (SQP) and contaminated land auditor (CLA) are persons defined in the EP Act.</i> - <i>A list of SQP and CLA qualified persons is available from the Department of environment and Science website.</i>	c) Prior to the issuance of building certification / classification
6.	Sub-surface vapour management a) Submit to EDQ DA a Vapour Migration Risk Assessment Report that: - Assesses and quantifies the risk to future occupants/users of the approved development (ie Operational Phase) posed by sub-surface vapour migration; and - Identifies the mitigation measures required to be incorporated by the development to mitigate the risk to future occupants/users of the approved development posed by vapour gas migration. The Vapour Migration Risk Assessment and Quantification is to be conducted in accordance with the New South Wales EPA Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases 2012, including but not limited to surface and sub-surface vapour gas monitoring on the development site. The Vapour Migration Risk Assessment Report is required to be prepared by a Suitably Qualified Person (SQP) and reviewed and certified by a Queensland approved Third Party Contaminated Land Auditor (CLA) ensuring that:	a) Prior to the commencement of site works (i.e. any land-disturbing development)

PDA development conditions		
No.	Condition	Timing
	- The methodology of the New South Wales EPA Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases 2012 has been followed; - Vapour gas migration risks to future occupants/users of the approved development have been appropriately assessed and quantified; and - Appropriate vapour gas migration mitigation measures to be incorporated by the development to mitigate vapour migration risk to future occupants/users of the approved development, have been identified). b) Implement all vapour gas migration mitigation measures recommended in the approved Contaminated Land Auditor certified, Vapour Migration Risk Assessment Report. c) Submit certification form a Contaminated Land Auditor to EDQ DA, confirming that all requirements of this condition have been satisfied.	b) During construction, and as required by the report c) Prior to the issuance of a Certificate of Classification / Final Inspection Certificate
7.	Sufficient grounds – sustainability – renewable energy generation management plan – compliance assessment a) Submit to EDQ DA for compliance assessment renewable energy generation management plan, including at minimum: i. Location, size, and design details of the proposed renewable energy generation devices; ii. Projected quantum of energy to be generated through renewable energy; iii. Projected quantum of energy expected to be used on site; iv. Confirmation that capacity exists in the local network to absorb excess energy; v. Evidence of consultation with Energex. b) Install and maintain the renewable energy devices generally in accordance with the documentation approved under part a) of this condition. c) Submit to EDQ DA evidence that the requirements of part a) of this condition have been met.	a) Prior to the commencement of site works, other than demolition works b) During construction and ongoing c) Prior to commencement of use or BFP endorsement, whichever occurs first
8.	Sustainability – electric vehicle readiness	

PDA development conditions		
No.	Condition	Timing
	a) Provide electric vehicle readiness in the development as follows: <u>Where at-grade parking (excluding temporary spaces)</u> i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of staff parking bays, including provision of dedicated conduits and circuits to individual parking bays; and ii) Installation of Basic (slow) EVSE chargers to a minimum of 4% of staff parking bays iii) Installation of Destination (regular) EVSE chargers to a minimum of 2% of visitor / customer focussed parking bays for short-term use <u>Where parking is located in a building / structure</u> iv) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of staff parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and v) Installation of Basic (slow) EVSE chargers to a minimum of 4% of all parking bays b) Electric vehicle charging is to be: 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 c) 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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
9.	Sufficient grounds – landscape works – compliance assessment a) Submit to EDQ DA 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:	a) Prior to commencement of site works

PDA development conditions		
No.	Condition	Timing
	<i>Generally</i> 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. v. Depths of on ground planting, excavation methodology, and details of expected root growth, having regard for the management and containment of soil contamination. vi. Confirmation that the chosen plant species will not impact contaminated soils and vapours, including evidence from a suitably qualified person under the EP Act. vii. The location, size and design of rain water tanks. <i>Deep planting</i> viii. Details of soil depth and tree species to demonstrate that deep planting will be achieved on the southern boundary and within the central amenities area to support sub-tropical shade trees with canopy diameter of 5m and 5m height within 5 years of planting, subject to a consideration of items v and vi above. <i>Planting on built form</i> ix. Planter details demonstrating the following minimum media depths can be achieved: 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; C. Minimum 500mm for shrubs that have a mature height of 200mm or more; D. Trees – 1,200-1,500mm, designed to support the health and longevity the selected tree species, as determined	

PDA development conditions		
No.	Condition	Timing
	through the compliance assessment process. x. 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. <i>Contamination management</i> xi. Updated documentation demonstrating that any relevant recommendation of the Suitably Qualified Person and / or Contaminated Land Auditor in relation to contamination management (such as root incursions into contaminated areas) have been addressed. <i>Note – Refer to conditions 4 and 5 of this development permit.</i> b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA certification from an AILA Registered Landscape Architect that the landscape works have been constructed generally in accordance with part a) of this condition.	b) and c) Prior to commencement of use
10.	Art wall concept plan – compliance assessment Submit to EDQ DA for compliance assessment an Art Wall Concept Plan by a recognised artist which includes the following minimum information: a) A concept of the artwork which includes details about the theme / inspiration and a description of the form, function and medium; b) A context plan showing the location of the public art in an outdoor, publicly accessible and visible space and how it will be integrated with adjoining architectural surfaces and/or landscaping. Note: Internal spaces such as building foyers, lift lobbies and the like are not suitable locations for public art.	Prior to the commencement of building works, other than demolition works
11.	Art wall – detailed design and implementation a) Submit to EDQ DA art wall design details based on the concept approved in part (a) above which includes: i. Detailed plans and elevations, drawn to scale with key dimensions noted	a) Prior to installation / painting of the artwork

PDA development conditions		
No.	Condition	Timing
	ii. A schedule of finishes, materials and colours iii. A render of the artwork in-situ iv. A schedule of costs certified by a Quantity Surveyor, which provides a breakdown and total cost of the public art in accordance with part (a)iii above. v. A safety and design assessment demonstrating the artwork is designed to: • withstand reasonable contact with people (touching, climbing, pushing, pulling etc) • avoid entrapment or any part of a person and contain no protrusions which might cause injury • be resistant to vandalism and weather elements • have a design life of at least 25 years • maintain sightlines to intersections, pedestrian crossings, traffic signals and bus stops and set back a minimum of 750mm from the kerb (where located in the verge) • include low-heat generating lighting where there is potential to lights to come into contact with a person b) Submit to EDQ DA evidence that the public art: i. has been installed in accordance with aspects of this condition ii. where required, has been certified by an RPEQ in relation to the fixing method (i.e. footings / anchoring etc)	b) Prior to the commencement of use
12.	Visual impact of servicing – compliance assessment Submit to EDQ DA for compliance assessment drawings and details of how the visual impact of water boosters, hydrants, and transformers is managed, as viewed from streets and public spaces.	Prior to the installation of the infrastructure
13.	Light emissions and glare management – compliance assessment a) Where located within State Planning Policy mapping for the light restriction zone, materials and surfaces on the rooftops of buildings are to avoid impacts on Brisbane Airport flight paths by: i. Ensuring light sources do not exceed the following light intensities: • Zone A – 0 candela	Prior to the commencement of above ground works

PDA development conditions		
No.	Condition	Timing
	• Zone B – 50 candela • Zone C – 150 candela • Zone D – 450 candela ii. Selecting roof materials, colours, finishes, and solar panels with low reflectivity. b) Evidence is to be submitted to EDQ DA to demonstrate that the requirements of part a) of this condition have been met. <i>Note – With reference to part a)i of this condition, refer to State Planning Policy mapping at the time of condition fulfilment to determine the applicable zone.</i>	
Engineering		
14.	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
15.	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 hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
16.	Certification of operational work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
17.	Construction management plan 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: 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;	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
	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: 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.	b) and c) During construction During construction
18.	Erosion and sediment management 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: 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction

PDA development conditions		
No.	Condition	Timing
19.	Construction traffic management plan 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: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <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>	a) Prior to commencing work b) During construction
20.	Traffic management plan – compliance assessment a) Submit to EDQ IS for compliance assessment a traffic management plan for the ongoing management of vehicle traffic through the site, to avoid risks arising from heavy / large vehicle movements to users of communal open space and recreational facilities located in the central and northern areas of the site. b) Implement the traffic management plan approved under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever is the earlier b) Ongoing
21.	Construction noise management plan	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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: 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. 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 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.	b) During construction c) As requested by EDQ
22.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require relocation due to the approved development and/or works associated with the approved development, relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <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>	All aspects of this condition – prior to commencement of use
23.	Earthworks	

PDA development conditions		
No.	Condition	Timing
	a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Earthworks Layout Plan, prepared by Inertia, Numbered: 9914 100 Rev: B The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by other conditions in this permit dealing with erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and any unsuitable material encountered has been treated or replaced with suitable material.	All aspects of this condition – prior to commencing earthworks
24.	Acid sulfate soils	

PDA development conditions		
No.	Condition	Timing
	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. 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 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.	a) Prior to commencement of or during earthworks b) and c) Prior to commencement of use
25.	Private roadworks – compliance assessment a) Submit to EDQ IS, for Compliance Assessment, Private Roadworks Functional Layout Plans, certified by a RPEQ, for any private roadworks generally in accordance with: A. <i>PDA Guideline 13 Engineering Standards</i>. B. Fison Avenue, Eagle Farm, Stage 1 Development Application Transport Statement, prepared by Cardno and dated 22/11/22. The certified roadworks plans are to include: i) all intersection modifications; ii) any proposed shared zone(s); iii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; iv) the function of shared zone(s) for pedestrians, cyclists and vehicles; v) clear sight lines to ensure legibility and visibility for all users; vi) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); vii) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; viii) the following supporting information: 1. referenced design and performance criteria; 2. referenced supporting documentation	a) Prior to commencing private roadworks

PDA development conditions		
No.	Condition	Timing
	used to inform designs. b) Submit to EDQ IS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) All documentation as required by the Construction Procedures Manual.	b) Prior to commencing private roadworks c) Prior to commencement of use or BFP endorsement, whichever is the earlier d) Prior to commencement of use or BFP endorsement, whichever is the earlier
26.	Compliance assessment – streetscape works within Fison Avenue West and Curtin Avenue West a) Submit to EDQ IS for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following plans/ documents: i. Eagle Farm Precinct Development Permit for Stage 1 - Landscape Concept Report, prepared by RPS and dated 26/6/22. The detailed streetscape works drawings are to include, where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition.	a) Prior to commencing roadworks b) and c) – Prior to commencement of use or

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	BFP endorsement, whichever is the earlier
27.	Vehicle access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	All aspects of this condition – prior to commencement of use or BFP endorsement, whichever is the earlier
28.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with: i) <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans; and ii) Fison Avenue, Eagle Farm, Stage 1 Development Application Transport Statement, prepared by Cardno and dated 22/11/22. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	All aspects of this condition – prior to commencement of use or BFP endorsement, whichever is the earlier
29.	Bicycle parking and end of trip facilities – compliance assessment a) Submit to EDQ DA for compliance assessment the details of bicycle parking and end of trip facilities at a rate of one secure space per 200 sqm of net lettable area (NLA) for staff and one secure space per 1,000 sqm NLA for visitors, with facilities designed in accordance with AS2890.3 and AS2893.0. b) 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. c) 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 site works b) and c) Prior to commencement of use
30.	Water connection	Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	numbered: 9914 Rev 1, dated 23 November 2021. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) and c) Prior to commencement of use or BFP endorsement, whichever is the earlier
35.	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.	Prior to commencement of use
36.	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.	Prior to commencement of use
37.	Gas a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development. b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	Prior to commencement of use
38.	Broadband a) Submit to EDQ IS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:	Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	i) The Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects; and ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	
39.	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
40.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with: a) Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces;’ and b) Australian Standard AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use
41.	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 or registration of a Building Format Plan, whichever occurs first
Infrastructure contributions		
42.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Certified building construction plans detailing the GFA are to be provided to the MEDQ for calculation of final charges.	In accordance with the IFF

ADVICE

Please note that in order 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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****