



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

Our ref: DEV2022/1279

5 December 2022

Redland Investment Corporation Pty Ltd
C/- Town Planning Alliance
Att: Ms Jessica Robson
57 Manilla St
EAST BRISBANE QLD 4169

Email: j.robson@tpalliance.com.au

Dear Ms Robson

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

PDA Development Permit for operational work for (roadworks, stormwater drainage, sewer reticulation, water reticulation, vegetation removal and landscape works) at 2 and 5 Outridge Street, 46-72 Banana Street and 9 Meissner Street, Redland Bay and Road Reserve (Hamilton Street, Weinam Street, Outridge Street and Banana Street) described as Lot 7 on RP80201, Lot 27 on RP80201, Lot 1 on RP99388, Lot 167 on SP279927 and Lot 197 on SP123870

On 5 December 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Elizabeth Piper, Planning Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7522 or at Elizabeth.Piper@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Project Director
**Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	PDA development application for Development Permit for Operational Works (roadworks, stormwater drainage, sewer reticulation, water reticulation, vegetation removal and landscape works) at 2 and 5 Outridge Street, 46-72 Banana Street and 9 Meissner Street, Redland Bay and Road Reserve (Hamilton Street, Weinam Street, Outridge Street and Banana Street) described as Lot 7 on RP80201, Lot 27 on RP80201, Lot 1 on RP99388, Lot 167 on SP279927 and Lot 197 on SP123870	
Lot on plan description	Lot on plan description	Lot on plan description
	Lot 7	RP80201
	Lot 27	RP80201
	Lot 1	RP99388
	Lot 167	SP279927
	Lot 197	SP123870
PDA development application details		
DEV reference number	DEV2022/1290	
'Properly made' date	8 April 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	DEVELOPMENT PERMIT OPW <u>Stage 3A – Precinct 1 and Precinct 2</u> ▪ Roadworks, stormwater drainage, sewer reticulation, water reticulation, vegetation removal and landscape works	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	5 December 2022
Currency period	OPW development permit – 2 years from the date of the decision

Approved Plans and Documents

The plans and documents approved and referred to in the PDA development approval are detailed below:

Approved Plans and Documents		Number	Date
Engineering Drawings			
1.	Locality Plan and Drawing Index	C-1001 Rev 1	6/10/2022
2.	Key Plan	C-1002 Rev 1	6/10/2022
3.	Estate Plan	C-1003 Rev 1	6/10/2022
4.	Existing Site Features	C-1004 Rev 1	6/10/2022
5.	Control Line Setout - Sheet 1	C-1005 Rev 1	6/10/2022
6.	Control Line Setout - Sheet 2	C-1006 Rev 1	6/10/2022
7.	Control Line Setout - Sheet 3	C-1007 Rev 1	6/10/2022
8.	Control Line Setout - Sheet 4	C-1008 Rev 1	6/10/2022
9.	Control Line Setout - Sheet 5	C-1009 Rev 1	6/10/2022
10.	Control Line Setout - Sheet 6	C-1010 Rev 1	6/10/2022
11.	Control Line Setout - Sheet 7	C-1011 Rev 1	6/10/2022
12.	Control Line Setout - Sheet 8	C-1012 Rev 1	6/10/2022
13.	Control Line Setout - Sheet 9	C-1013 Rev 1	6/10/2022
14.	Control Line Setout - Sheet 10	C-1014 Rev 1	6/10/2022
15.	Retaining Wall (RW01) Control Line Setout	C-1015 Rev 1	6/10/2022
16.	Retaining Wall (RW01) & (RW02) Control Line Setout	C-1016 Rev 1	6/10/2022
17.	Driveway Control Line and Setout Table	C-1017 Rev 1	6/10/2022
18.	Footpath Control Line and Setout Table	C-1018 Rev 1	6/10/2022
19.	Typical Sections and Standard Notes - Sheet 1	C-1019 Rev 1	6/10/2022
20.	Typical Sections and Standard Notes - Sheet 2	C-1020 Rev 1	6/10/2022
21.	Details and Demolition Plan – Sheet 1	C-1021 Rev 1	6/10/2022
22.	Details and Demolition Plan – Sheet 2	C-1022 Rev 1	6/10/2022
23.	Details and Demolition Plan – Sheet 3	C-1023 Rev 1	6/10/2022
24.	Details and Demolition Plan – Sheet 4	C-1024 Rev 1	6/10/2022

Approved Plans and Documents		Number	Date
25.	Details and Demolition Plan – Sheet 5	C-1025 Rev 1	6/10/2022
26.	Details and Demolition Plan – Sheet 6	C-1026 Rev 1	6/10/2022
27.	Details and Demolition Plan – Sheet 7	C-1027 Rev 1	6/10/2022
28.	Details and Demolition Plan – Sheet 8	C-1028 Rev 1	6/10/2022
29.	MC01 Longitudinal Sections – Sheet 1	C-1100 Rev 1	6/10/2022
30.	MC01 Longitudinal Sections – Sheet 2	C-1101 Rev 1	6/10/2022
31.	MC02 and MC03 Longitudinal Sections	C-1102 Rev 1	6/10/2022
32.	MC04 and MC05 Longitudinal Sections	C-1103 Rev 1	6/10/2022
33.	MC06 Longitudinal Sections	C-1104 Rev 1	6/10/2022
34.	Retaining Wall (RW01) Longitudinal Sections	C-1105 Rev 1	6/10/2022
35.	Retaining Wall (RW02) Longitudinal Sections	C-1106 Rev 1	6/10/2022
36.	Retaining Wall (RW03) Longitudinal Sections	C-1107 Rev 1	6/10/2022
37.	Design Detail – Sheet 1	C-1108 Rev 1	6/10/2022
38.	Design Detail – Sheet 2	C-1109 Rev 1	6/10/2022
39.	Design Detail – Sheet 3	C-1110 Rev 1	6/10/2022
40.	Design Detail – Sheet 4	C-1111 Rev 1	6/10/2022
41.	Design Detail – Sheet 5	C-1112 Rev 1	6/10/2022
42.	Design Detail – Sheet 6	C-1113 Rev 1	6/10/2022
43.	Design Detail – Sheet 7	C-1114 Rev 1	6/10/2022
44.	Design Detail – Sheet 8	C-1115 Rev 1 Amended in red on 08/11/2022	6/10/2022
45.	Footpath and Driveway Setout Table	C-1116 Rev 1	6/10/2022
46.	Line Marking and Signage Drawing – Sheet 1	C-1200 Rev 1	6/10/2022
47.	Line Marking and Signage Drawing – Sheet 2	C-1201 Rev 1 Amended in red on 08/11/2022	6/10/2022
48.	Drainage Notes and Details	C-1300 Rev 1	6/10/2022
49.	Drainage Layout Plan – Sheet 1	C-1301 Rev 1	6/10/2022
50.	Drainage Layout Plan – Sheet 2	C-1302 Rev 1	6/10/2022
51.	Drainage Longitudinal Sections – Sheet 1	C-1303 Rev 1	6/10/2022
52.	Drainage Longitudinal Sections – Sheet 2	C-1304 Rev 1 Amended in red on 08/11/2022	6/10/2022
53.	Oversize Pit Details	C-1305 Rev 1 Amended in red on 08/11/2022	6/10/2022
54.	Sewer Notes and Details	C-1400 Rev 1	6/10/2022

Approved Plans and Documents		Number	Date
55.	Sewer Reticulation Layout Plan – Sheet 1	C-1401 Rev 1 Amended in red on 08/11/2022	6/10/2022
56.	Sewer Reticulation Layout Plan – Sheet 2	C-1402 Rev 1 Amended in red on 08/11/2022	6/10/2022
57.	Sewer Longitudinal Sections – Sheet 1	C-1403 Rev 1 Amended in red on 08/11/2022	6/10/2022
58.	Sewer Longitudinal Sections – Sheet 2	C-1404 Rev 1	6/10/2022
59.	Water Reticulation Layout Plan – Sheet 1	C-1500 Rev 1	6/10/2022
60.	Water Reticulation Layout Plan – Sheet 2	C-1501 Rev 1	6/10/2022
61.	Hamilton Road (MC01) Cross Sections – Sheet 1	C-1600 Rev 1 Amended in red on 08/11/2022	6/10/2022
62.	Hamilton Road (MC01) Cross Sections – Sheet 2	C-1601 Rev 1 Amended in red on 08/11/2022	6/10/2022
63.	Banana Street South (MC02) Cross Sections	C-1602 Rev 1	6/10/2022
64.	Outridge Street (MC03) Cross Sections	C-1603 Rev 1 Amended in red on 08/11/2022	6/10/2022
65.	Hamilton Street South (MC04) Cross Sections	C-1604 Rev 1 Amended in red on 08/11/2022	6/10/2022
66.	Weinam Street South (MC05) Cross Sections	C-1605 Rev 1 Amended in red on 08/11/2022	6/10/2022
67.	Weinam Street North (MC06) Cross Sections	C-1606 Rev 1 Amended in red on 08/11/2022	6/10/2022
68.	Banana Street North (MC07) Cross Sections	C-1607 Rev 1 Amended in red on 08/11/2022	6/10/2022
69.	C.M.P. Index and Standard Notes	C-1700 Rev 1	6/10/2022
70.	Construction Management Plan	C-1701 Rev 1	6/10/2022
71.	Erosion and Sediment Control Standard Notes	C-1702 Rev 1	6/10/2022
72.	Erosion and Sediment Control Plan	C-1703 Rev 1	6/10/2022
Landscape Drawings			
73.	Coversheet	526-CD001 Rev 1	21/12/2021
74.	Legend	526-CD010 Rev 1	21/12/2021
75.	Materials and Finishes Schedules – Sheet 1	526-CD011 Rev 1	21/12/2021
76.	Materials and Finishes Schedules – Sheet 2	526-CD012 Rev 1	21/12/2021
77.	Materials and Finishes Schedules – Sheet 3	526-CD013 Rev 2	17/03/2022

Approved Plans and Documents		Number	Date
78.	Materials and Finishes Schedules – Sheet 4	526-CD014 Rev 1	21/12/2021
79.	Materials and Finishes Schedules – Sheet 5	526-CD015 Rev 1	21/12/2021
80.	Plant Schedule	526-CD021 Rev 1	21/12/2021
81.	Landscape Plan – Park Levels and Grading	526-CD301 Rev 2	17/03/2022
82.	Landscape Plan – Park Finishes	526-CD501 Rev 2	17/03/2022
83.	Landscape Plan – Park Planting	526-CD601 Rev 2	17/03/2022
84.	Landscape Plan – Streetscape 1	526-CD701 Rev 1	21/12/2021
85.	Landscape Plan – Streetscape 2	526-CD702 Rev 1	21/12/2021
86.	Landscape Plan – Streetscape 3	526-CD703 Rev 1	21/12/2021
87.	Landscape Plan – Streetscape 4	526-CD704 Rev 1	21/12/2021
88.	Landscape Details	526-CD901 Rev 1	21/12/2021
Wayfinding Drawings			
89.	Sign Location Plan – Key Plan	6050.SLP1 Rev A	14/03/2022
90.	Sign Location Plan – Part 1	6050.SLP1 Rev A	14/03/2022
91.	Sign Location Plan – Part 2	6050.SLP1 Rev A	14/03/2022
92.	Sign Location Plan – Location Principles	6050.LP-1 Rev A	14/03/2022
93.	Graphic Reference – Colour – Sheet 1	6050.GR-1 Rev A	14/03/2022
94.	Graphic Reference – Colour – Sheet 2	6050.GR-1 Rev A	14/03/2022
95.	Sign Type Drawing – Vehicle Directional – Small – Sheet 1	6050.DR1b Rev A	14/03/2022
96.	Sign Type Drawing – Vehicle Directional – Small – Sheet 2	6050.DR1b Rev A	14/03/2022
97.	Sign Type Drawing – Pedestrian Directional – Sheet 1	6050.DR2 Rev A	14/03/2022
98.	Sign Type Drawing – Pedestrian Directional – Sheet 2	6050.DR2 Rev A	14/03/2022
99.	Sign Specification – Page 1		14/03/2022
100.	Sign Specification – Page 2		14/03/2022
101.	Sign Specification – Page 3		14/03/2022
102.	Sign Specification – Page 4		14/03/2022
Accessibility Design Statement			

Approved Plans and Documents		Number	Date
103.	Accessibility Design Statement by McKenzie Group	220205 Rev A	7/03/2022
Bus Swept Paths			
104.	Overall Turnpath Layout (as amended in red)	Z-028 Rev 0 Amended in red on 08/11/2022	31/10/2022
105.	Turnpath Layout Hamilton Street Roundabout	Z-029 Rev 0	31/10/2022
106.	Banana Street Marine Circuit Intersection Turnpath Layout	Z-030 Rev 0 Amended in red on 08/11/2022	31/10/2022

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
3. **Council** means the Redland City Council.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
7. **EP Act** means the *Environmental Protection Act 1994*.
8. **MEDQ** means the Minister for Economic Development Queensland.

9.	PDA means Priority Development Area.
10.	Roadworks means carrying out Works within existing and proposed Road, to a depth of 1.5m measured from the top of kerb and includes Streetscape Works.
11.	RPEQ means Registered Professional Engineer of Queensland.
12.	Streetscape Works means carrying out any Works within the footpath of a Road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees.
13.	Works means all Operational Work and Building Work approved under this PDA development approval.

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@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
Operational work		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents	Prior to expiration of the currency period
2.	Hours of work - construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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	a) Prior to commencing work

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	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: 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. 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) During construction c) During construction
6.	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 – OPERATIONAL WORKS

Ref	Condition	Timing
7.	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) Should 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 adopted 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>	a) Prior to practical completion b) Prior to practical completion
8.	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
9.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex ; ii) be endorsed by Energex as 'Rate 2 Public Lighting';	a) or b) At practical completion

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Within two months of practical completion
10.	Electricity Submit to EDQ IS either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	a) or b) Prior to commencing works for undergrounding electricity services
11.	Public transport – bus stops a) Construct the Hamilton Street at Pitt Street, Redland Bay (ID: 130910) bus stop: i) located generally in accordance with the approved plans (C-1108 Rev 1 dated 06/10/2022); and ii) designed generally in accordance with <i>Chapter 5: Bus stop infrastructure in Part 2 – Modal Infrastructure Chapters of the Public Transport Infrastructure Manual</i> b) Submit to EDQ IS RPEQ certification that the bus stops have been constructed in accordance with part a) of this condition.	a) At practical completion b) Within two months of practical completion
12.	Banana Street North – Bus Stop Pair a) Remove the bus stop pair at 'Banana Street near Weinam Street' (ID: 310898) and 'Banana Street near Outridge Street' bus stop (ID: 310897) and reinstate the footpath in accordance with the requirements of Redland City Council; b) Submit to EDQ IS RPEQ certification that the footpath has been reinstated in accordance with part a) of this condition.	a) At practical completion b) Within two months of practical completion

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
13.	Communication to nearby adjoining properties a) Submit to EDQ DA confirmation that properties at 47A, 47B, 51 and 53 Banana Street have been provided with notification of works by Registered Post including: - i Description of approval - ii Anticipated truck movements per hour and duration of time - iii Hours of operation - iv Provision for the safe and functional management of traffic on Banana Street (North) including any traffic control devices and signage - v Contact details	a) Prior to commencement of site works
14.	Vehicle Access Construct the vehicle crossovers: a) located generally in accordance with the approved plans (as amended in red); and b) designed generally in accordance with Redland City Council adopted standards for Domestic Driveways	a) and b) At practical completion
15.	Road dedication – Lot 7 RP80201 and Lot 27 RP80201 Submit to EDQ DA a dedication notice pursuant to Section 54 of the <i>Land Title Act 1994</i> for the dedication of the whole of Lot 7 RP80201 and Lot 27 RP80201 to road reserve	Prior to practical completion
16.	Vegetation management and clearing a) Carry out vegetation clearing generally in accordance with approved plan ref: C-1004 Rev 1 dated 06/10/2022. b) Submit to EDQ IS certification from an Arborist (AQF Level 5 or above) that vegetation clearing has been carried out in accordance with part a) of this condition.	a) At practical completion b) Within two months of practical completion
17.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) At practical completion

PDA Development Conditions – OPERATIONAL WORKS

Ref	Condition	Timing
	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.	c) Within two months of practical completion
18.	Roadworks a) Submit to EDQ IS detailed engineering drawings and bus swept paths, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) At practical completion c) Within two months of practical completion
19.	Appointment of the Project Coordinator a) The Development Proponent must appoint suitably qualified and insured persons to carry out project coordination, certification of works and of other matters required by conditions contained within this PDA development approval. The nominated project coordinator and certifiers must meet the following criteria: i. Project coordinator must have project management skills and demonstrated experience commensurate with the scale of the development. ii. Certifiers must have the required technical qualifications in the discipline being certified and demonstrated experience commensurate with the scale of the development. b) Submit to EDQ DA for acceptance the relevant qualifications and experience of the project coordinator and certifiers.	a) Prior to commencement of site works. b) Prior to commencement of site works.

No.	STANDARD ADVICE
1.	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.
2.	Road Infrastructure Design Standards The design of Pedestrian Crossings, Bus Stops, Road Design and all other relevant infrastructure are to be designed in accordance with EDQ Guideline no.13.
3.	EDQ Practice Notes and Guidelines 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.
4.	Aboriginal Cultural Heritage The <i>Aboriginal Cultural Heritage Act 2003</i> requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website: https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. You may wish to consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the <i>Aboriginal and Cultural Heritage Act 2003</i> requires all activities to cease. Should this occur, please contact DATSIP for further information.

**** End of Package ****