



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

Our ref: DEV2021/1215

23 January 2023

Rothschild Kingsbridge Pty Ltd
C/- Mayhill Planning and Architecture Pty Ltd
Att: Mr Michael Lowe
2/72 Merivale Street
SOUTH BRISBANE QLD 4101

Email: michael@mayhill.com.au

Dear Michael

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

Material Change of Use – 19 Multiple Dwellings and Food and Drink Outlet at 1-3 Folkestone Street, Bowen Hills described as Lots 3 and 4 on RP10094

On 23 January 2023, 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@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)	Bowen Hills	
Site address	1-3 Folkestone Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 3	RP10094
	Lot 4	RP10094
PDA development application details		
DEV reference number	DEV2021/1215	
'Properly made' date	28 February 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 an 8 storey mixed use building including multiple dwellings and a food and drink outlet.	
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	23 January 2023	
Currency period	6 years from the date of the decision	

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		Number	Date
1.	Noise Assessment Report, prepared by Noise Measurement Services	5917_1	28/7/2021
2.	Traffic Engineering Assessment Report, prepared by BMC Traffic		28/7/2021
3.	Engineering Services Report, prepared by Westera Partners	B21-110	28/7/2021
4.	Stormwater Management Report, prepared by Westera Partners	B21-110	20/7/2022
5.	KEYNOTES, FINISHES, PLANT LIST, LEGEND prepared by Mark Baldock Landscape Architect	Sht-1 Rev A	26/07/21
6.	LANDSCAPE CONCEPT PLAN OVERALL SITE prepared by Mark Baldock Landscape Architect	Sht-2 Rev A	26/07/21
7.	LANDSCAPE CONCEPT PLAN GROUND LEVEL prepared by Mark Baldock Landscape Architect	Sht-3 Rev A	26/07/21
8.	LANDSCAPE CONCEPT PLAN LEVEL 1 prepared by Mark Baldock Landscape Architect	Sht-4 Rev A	26/07/21
9.	LANDSCAPE CONCEPT NOTES, CONCEPT PLANTER BOX DETAIL prepared by Mark Baldock Landscape Architect	Sht-5 Rev A	26/07/21
10.	Development summary prepared by Mayhill Urban Planning and Architecture	DA 1.00 Issue O	05.12.22
11.	BUILDING SEPARATION PLAN prepared by Mayhill Urban Planning and Architecture	DA 1.02 Issue O	05.12.22
12.	FLOOR PLAN – BASEMENT prepared by Mayhill Urban Planning and Architecture	DA 2.01 Issue O	05.12.22
13.	FLOOR PLAN – GROUND prepared by Mayhill Urban Planning and Architecture	DA 2.02 Issue O	05.12.22
14.	FLOOR PLAN - LEVEL 1 prepared by Mayhill Urban Planning and Architecture	DA 2.03 Issue O	05.12.22
15.	FLOOR PLAN - LEVELS 2 - 6 TYPICAL TOWER prepared by Mayhill Urban Planning and Architecture	DA 2.04 Issue O	05.12.22
16.	FLOOR PLAN - LEVEL 7 prepared by Mayhill Urban Planning and Architecture	DA 2.05 Issue O	05.12.22
17.	ROOF PLAN prepared by Mayhill Urban Planning and Architecture	DA 2.06 Issue O	05.12.22
18.	ELEVATIONS 1 prepared by Mayhill Urban Planning and Architecture	DA 3.01 Issue O	05.12.22
19.	ELEVATIONS 2 prepared by Mayhill Urban Planning and Architecture	DA 3.02 Issue O	05.12.22
20.	ELEVATIONS 3 prepared by Mayhill Urban Planning and Architecture	DA 3.03 Issue O	05.12.22

21.	SCHEMATIC SECTION A prepared by Mayhill Urban Planning and Architecture	DA 4.01 Issue O	05.12.22
22.	SCHEMATIC SECTION B prepared by Mayhill Urban Planning and Architecture	DA 4.02 Issue O	05.12.22
23.	PERSPECTIVE prepared by Mayhill Urban Planning and Architecture	DA 5.01 – DA 5.06 Issue O	05.12.22
24.	ACCESSIBLE UNIT LAYOUT prepared by Mayhill Urban Planning and Architecture	DA 6.01 Issue O	05.12.22

PDA development conditions

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS:

Tip: delete abbreviations + definitions to match the requirements of the site and location

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

1. **BFP** means Building Format Plan.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **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.
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.
6. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.

7. **EDQ** means Economic Development Queensland.
8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
9. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
10. **Electric Vehicle Supply Equipment (EVSE)** means the charging unit affixed to the building or car park used to transfer electricity to the vehicle.
11. **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
12. **EP Act** means the *Environmental Protection Act 1994*.
13. **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).
14. **MEDQ** means the Minister for Economic Development Queensland.
15. **PDA** means Priority Development Area.
16. **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.

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.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, submit the documentation to:

a) EDQ DA at: pdadevelopmentassessment@dasilgp.qld.gov.au.

b) EDQ IS at: EDQ_PrePostConstruction@dasilgp.qld.gov.au.

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 or BFP endorsement, whichever occurs first
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
3.	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows:	For all parts of this condition, prior to endorsement of the BFP or

	i. Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii. Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation b) Electric vehicle charging shall 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.	commencement of the use, whichever occurs first
Construction management		
4.	Hours of work – construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of 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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	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.

	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) During construction c) During construction
8.	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>; and iii) <i>Section 4.3</i> of the approved Stormwater Management Report, prepared by Westera Partners, dated 28 July 2021. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	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:	a) Prior to commencing work

	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>	b) During construction
10.	Construction noise management plan 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.	a) Prior to commencing work b) During construction c) As requested by EDQ

11.	Structural monitoring and vibration report a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that UU has reviewed the monitoring procedure for works adjacent to the concrete 750mm diameter v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	a) Prior to commencing work b) During construction
12.	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 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. <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 commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

13.	Earthworks 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 Preliminary Earthworks Plan, prepared by Westera Partners, dated July 2021, Drawing number B21-110-PE01 and PE02. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with Erosion and sediment management condition; 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: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Acid sulfate soils 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).	a) Prior to commencement of or during earthworks

	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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Retaining walls 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: 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, prepared by Westera Partners, dated July 2021, Drawing number B21-110-PE02. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Geotechnical, Shoring and Design a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following <i>Australian Standards</i>: 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design;	a) Prior to commencement of site works

	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; iii) analysis of groundwater hydrology, including: 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. ability for rock to be excavated, rock 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, 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; 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. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.	
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	b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction
17.	Excavation and basement design a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under of this approval; 3. the Structural Monitoring and Vibration Report submitted under this approval; 4. the Rock and Ground Anchor Report submitted under of this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; 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 of this approval; and ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. 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. c) Submit to EDQ IS, RPEQ: 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. <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>	a) Prior to commencement of site works b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first

18.	Temporary rock and ground anchors a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including: - detailed engineering drawings detailing the locations and specifications of rock and ground anchors; - where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); - RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: - prior to the de-stressing of the temporary ground anchors; and - upon completion of the building. b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition. c) Submit to the EDQ IS RPEQ: - certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition - 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: - 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); - location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; - construction methodology used during installation and the results of any tests; - surveyed location of the following plotted on the shoring plan and wall sections: - existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); - existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and - existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	a) Prior to Commencing work b) During construction c) Within 20 business days of completion of work involving rock and ground anchors d) Prior to commencement of use or BFP endorsement, whichever occurs first
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19.	Vehicle access Construct a vehicle crossover: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards for a Type B1 (6m).	Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Car parking Construct, sign and delineate car parking spaces generally in accordance with i. <i>Australian Standard AS2890 – Parking Facilities;</i> ii. <i>Approved Traffic Engineering Assessment Report, prepared by BMC Traffic, dated 28 July 2021</i> and iii. the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Bicycle parking 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Stormwater connection Connect the approved development to a lawful point of discharge: a) Using two kerb adaptors, 15min apart, with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

25.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and: ii) Approved Stormwater Management Report, prepared by Westera Partners, 28 July 2021. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
27.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
28.	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>.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Landscape works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans and documents. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
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 or BFP endorsement, whichever occurs first b) At all times following commencement of use
31.	Acoustic treatments a) Construct the approved development to include the acoustic treatments specified in the following approved document: Noise Assessment Report, prepared by Noise Measurement Services, dated 28 July 202. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use or BFP endorsement, whichever occurs first

33.	Sustainability and efficiency a) Construct the approved development to achieve the following sustainability rating achieving either: i) a minimum 6 leaf EnviroDevelopment certification ii) a minimum 4 star Green Star: Design and as Built certification, or iii) an equivalent rating under an alternative rating system. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
34.	Affordable housing Submit to EDQ DA evidence that the approved development delivers a minimum of one (1) affordable unit in accordance with the <i>PDA Guideline no. 16 Housing</i> . <i>NOTE: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
35.	Accessible housing Submit to EDQ DA evidence that the approved development delivers two (2) accessible units, generally in accordance with the approved plans. <i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure contributions		
36.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment 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.	In accordance with the DCOP

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****