



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

Our ref: DEV2022/1290

8 March 2023

Palm Lake Care Properties Pty Ltd
C/- Zone Planning Group
Att: Mr David Geyer and Mr Sam Monaghan
PO Box 3805
BURLEIGH TOWN QLD 4220

Email: dgeyer@zoneplanning.com.au; smonaghan@zoneplanning.com.au

Dear Mr Geyer and Mr Monaghan

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

PDA development application DEV2022/1290 for a Development Permit for a material change of use for a multiple dwelling (83 units) at 17-19 Weinam Street and 55-61 Hamilton Street, Redland Bay described as Lot 1 on SP169111 and Lot 2 on SP115173

On 8 March 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 Ms Elizabeth Piper, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7522 or at Elizabeth.Piper@dsdlgp.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	
Site address	17-19 Weinam Street and 55-61 Hamilton Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lot 1	SP169111
	Lot 2	SP115173
PDA development application details		
DEV reference number	DEV2022/1290	
'Properly made' date	20 May 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period 	
Proposed development	PDA development application DEV2022/1290 for a Development Permit for a material change of use for a multiple dwelling (83 units)	
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	8 March 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.	Floor Plans Basement 1	3.01 B	21/10/22
2.	Floor Plans Level 1 (Ground)	3.02 B	21/10/22
3.	Floor Plans Level 2	3.03 B	21/10/22
4.	Floor Plans Levels 3-5	3.04 B	21/10/22
5.	Floor Plans Roof	3.05 B	21/10/22
6.	Townhouses Floor Plans	3.11 B	21/10/22
7.	Townhouses Elevations S + E	3.12 B	21/10/22, as amended in red on 10/02/2023
8.	Townhouses Elevations N + W	3.13 B	21/10/22
9.	Tower Level 1 (Ground) Unit Layout	3.30 B	21/10/22
10.	Tower Level 2 Unit Layout	3.31 B	21/10/22
11.	Tower Typical Unit Layouts	3.32 B	21/10/22
12.	Tower Accessible Unit Layouts	3.33 B	21/10/22
13.	Tower Glazing to Habitable Rooms	3.34 B	21/10/22
14.	Tower Northwest Elevation	3.40 B	21/10/22
15.	Tower Northeast Elevation	3.41 B	21/10/22, as amended in red on 10/02/2023
16.	Tower Internal West + East Elevations	3.42 B	21/10/22
17.	Tower South Eastern + South Western Elevations	3.43 B	21/10/22
18.	Tower Lobby Section	3.50 C	21/10/22
19.	Tower Overall Cross Section	3.51 B	21/10/22
20.	Tower RFI Section	3.52 B	21/10/22
21.	Tower Overall Elevations S + E	3.60 B	21/10/22, as amended in red on 10/02/2023
22.	Tower Overall Elevations N + W	3.61 B	21/10/22
23.	Miscellaneous Refuse & Vehicular Diagrams	4.00 B	21/10/22
24.	Conceptual Stormwater Management Plan, prepared by Biome	BC-21244 Version 3	13/10/22
25.	Landscape Intent Project, prepared by Zone Landscape Architecture	L21191 Rev. C	20/10/22, as amended in red on 10/02/2023
26.	Preliminary Earthworks Layout Plan	DA01 Rev. 02	16/08/22

27.	Preliminary Civil Services Layout Plan	DA04 Rev. 03	16/08/22
28.	Preliminary Earthworks Site Sections Sheet 1 of 2	DA02 Rev. 02	16/08/22
29.	Preliminary Earthworks Site Sections Sheet 2 of 2	DA03 Rev. 02	16/08/22
30.	Sustainability Report, prepared by WSP	Project No. PS130475 Rev. 01	11/03/22
31.	Traffic Engineering Report, prepared by TTM	21BRT0753	29/04/22
32.	Waste Management Plan, prepared by Zone Planning Group	Z21379	29/04/22

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

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.

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.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

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.

DC (fast) charger means an EVSE charging facility capable of supplying at least 50kW of power. DC (fast) charging typically provides convenience fast charging for high-turnover parking situations located on highways and major roads. DC (fast) chargers are most likely to be a user-pays system, operated by a third party.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

Electric Vehicle Supply Equipment (EVSE) is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.

IFF means the Economic Development Queensland Infrastructure Funding Framework (July 2022) as amended or replaced from time to time.

LTA means *Land Title Act 1994*.

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

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.

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, 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 – Material Change of Use

Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use
Construction management		
3.	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 unless otherwise endorsed
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
5.	<p>Construction management plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees on or external to the site and Transport and Main Roads existing bus stop (ID: 310909); 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
6.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. 	<p>a) Prior to commencing work</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
7.	<p>Traffic management plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
8.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
9.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; ii) the approved Preliminary Earthworks Layout Plan DA01 Rev.02, dated 16/08/22; iii) the approved Preliminary Earthworks Site Sections Sheet 1 of 2 DA02 Rev. 02, dated 16/08/22; and iv) the approved Preliminary Earthworks Site Sections Sheet 2 of 2 DA03 Rev. 02, dated 16/08/22. 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – 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: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
10.	<p>Acid sulfate soils</p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
11.	<p>Retaining walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<ul style="list-style-type: none"> 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 architectural and landscape plans. <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	<p>Underground Electrical on Weinam Street</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical services for the full frontage of Weinam Street. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements. b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of works b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
13.	<p>Water Upgrade on Weinam Street – Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ IS preliminary design plans, certified by an RPEQ, for the upgrade of the existing DN100 water main in Weinam Street to DN150, from the intersection with Hamilton Street to the intersection with Salisbury Street. b) Submit to EDQ IS detailed design plans, certified by an RPEQ, for the upgrade of the water main in Weinam Street generally in accordance with <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The preliminary design plans endorsed under part a) of this condition. c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<ul style="list-style-type: none"> a) & b) Prior to commencement of works c) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first d) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
14.	<p>Street Lighting – Weinam Street Frontage</p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by an RPEQ to the Weinam Street frontage.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> meet the relevant standards of Energex; be acceptable to Energex as 'Rate 2 Public Lighting'; be endorsed by Council as the Energex 'billable customer'; be generally in accordance with Australian Standards AS1158 –<i>'Lighting for Roads and Public Spaces</i>. <p>b) Submit to EDQ IS 'as-constructed' plans and test documentation certified by an RPEQ-electrical in a format acceptable to Council.</p>	<p>a) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
15.	<p>Vehicle access</p> <p>a) Construct a vehicle crossover:</p> <ol style="list-style-type: none"> located generally in accordance with the approved plans; and designed generally in accordance with Council's adopted standards for a multi-residential driveway <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
16.	<p>Car parking</p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
17.	<p>Charging for electric vehicles – multi residential</p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ol style="list-style-type: none"> Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and 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; and Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay; and <p>b) Electric vehicle charging shall be:</p> <ol style="list-style-type: none"> capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and designed with regard to fire retardance and ventilation <p>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.</p>	<p>For all parts of this condition, prior to endorsement of the Building Format Plan or commencement of the use, whichever occurs first</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
18.	<p>Charging for electric vehicles - Townhouses Provide for electric vehicle readiness by constructing a dedicated circuit from the circuit board to the garage / car port for at least one Basic (slow) EVSE charger per dwelling, in accordance with the Australian Wiring Rules AS/NZS 3000:2018, as amended.</p> <p><u>Advice note:</u> The circuit can be fitted with a minimum of 15 Amp GPO outlet which can be replaced by a dedicated EVSE of the occupant's choice. The preferred outlet location is the middle of the passenger side wall.</p>	Prior to commencement of the use
19.	<p>Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	a) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
20.	<p>Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
21.	<p>Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
22.	<p>Stormwater connection Connect the approved development to a lawful point of discharge: a) 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.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
23.	<p>Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by an RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Approved Conceptual Stormwater Management Plan BC-21244 Version 3, dated 13/10/2022 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.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p> <p>c) Prior to commencement of use or registration of a Building Format</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
		Plan, whichever occurs first
24.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) Approved Conceptual Stormwater Management Plan BC-21244 Version 3, dated 13/10/2022 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) & c) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
25.	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) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
26.	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) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
27.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) & b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
28.	Streetscape Works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for the full frontage of Hamilton Street and Weinam Street. The streetscape works must be designed generally in accordance with the approved plans and Council's requirements. The certified works package shall include, where relevant: i) footpath/s with a minimum width of 1.8m to Hamilton Street and 1.5m to Weinam Street, located and designed in accordance with Council's requirements	a) Prior to commencement of streetscape works

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<ul style="list-style-type: none"> ii) footpath ramp/s connecting footpath/s to the carriageway pavements of Hamilton Street and Weinam Street including Tactile Ground Surface Indicators at the approaches; iii) locations of clean-stemmed street trees, spaced to provide a minimum 50% shade canopy coverage of the Weinam Street footpath within five (5) years of planting. Street tree species shall be selected from Council's plant schedules / codes and planted at a minimum height of 1.8m. iv) locations of clean-stemmed street trees, spaced to provide a minimum 50% shade canopy coverage of the Hamilton Street footpath within five (5) years of planting, unless it can be demonstrated that the minimum provision cannot be provided due to existing impediments. Street tree species shall be selected from Council's plant schedules / codes and planted at a minimum height of 1.8m. v) graded pavements to direct surface runoff to public realm landscaping for passive irrigation, including integration with stormwater drainage design to optimise water supply whilst avoiding water logging vi) remove the existing crossover to Weinam Street and reinstate the kerb and channel vii) a schedule of Contributed Assets to be transferred to Council <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p> <p>Advice note: There is an existing Department of Transport and Main Roads bus stop located along the Hamilton Street site frontage which may impede the ability to meet the minimum 50% shade canopy requirement under part (iv).</p>	<p>For parts b) and c) of this condition, prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
29.	<p>Landscape Works – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans for the development site, certified by an AILA, and generally in accordance with the approved Landscape Intent Project, prepared by Zone Landscape Architecture L21191 Rev C, dated 20/10/22. The detailed plans are to identify:</p> <ul style="list-style-type: none"> i) How the design of the communal open space caters for disabled persons in accordance with AS1428.1; ii) Plans and sections which demonstrate the finished levels and grades for the interface between the site and the verge, including landscaping components, ramps (including gradient), planter boxes and the entrance foyer; iii) Plans and sections of the boundary fencing and retaining walls, ensuring that the design of the fencing provides a minimum of 50% visual permeability and that the overall height of the retaining wall and fencing is minimised, where practicable; iv) Elevations and/or sections demonstrating the elements of the vertical landscaping and planter boxes including soil profiles, species and installation methods; v) Finishes, treatments and landscaping; vi) All proposed planting including plant species, pot size at time of planting, heights and widths at maturity; 	<p>a) Prior to commencement of ground level building work</p>

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	<ul style="list-style-type: none"> vii) Location and details of all irrigation devices; viii) Location and details of all lighting proposed in accordance with AS4282-1997 “Control of the Obtrusive Effects of Outdoor Lighting”. b) Construct the works in accordance with the plans approved under part a) of this condition. c) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with part a) of this condition. 	For parts b) and c) of this condition, prior to commencement of use or registration of a Building Format Plan, whichever occurs first
30.	Refuse collection <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first b) At all times following commencement of use
31.	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 registration of a Building Format Plan, whichever occurs first
32.	Sustainability and efficiency <ul style="list-style-type: none"> a) Construct the approved multiple dwelling apartment building generally in accordance with Appendix A of the Sustainability Report prepared by WSP, Project No. PS130475 Rev. 01, dated 11/03/2022: <ul style="list-style-type: none"> i) 5 Star rating under Green Star Buildings V1. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. 	a) & b) Prior to commencement of use or registration of a Building Format Plan endorsement, whichever occurs first
33.	Sustainability and efficiency <ul style="list-style-type: none"> a) Construct the approved multiple dwelling townhouses to achieve the following sustainability rating: <ul style="list-style-type: none"> i) 5 Star rating under Green Star Buildings V1; or ii) 5 Star rating under Green Star Homes. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. 	a) & b) Prior to commencement of use or registration of a Building Format Plan endorsement, whichever occurs first
34.	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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
35.	<p>Accessible housing</p> <p>Submit to EDQ DA evidence that the approved development delivers four x two-bedroom and five x three-bedroom accessible units, generally in accordance with the approved plans.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i></p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
36.	<p>Schedule of Materials and Finishes – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, a Schedule of Materials and Finishes for all external aspects of the building, including rooftop plant. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will:</p> <ul style="list-style-type: none"> i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future) ii) treat openings with glazing, shading and screening treatments to protect privacy, improve livability for residents and enable passive design and air flow iii) contribute to environmentally sustainable design practices iv) ensure durability and robustness, given the building's coastal location v) achieve façade variation, articulation and interest to the built form <p>b) Construct the development in accordance with the documentation endorsed under part a) of this condition.</p>	<p>a) Prior to the commencement of building works</p> <p>b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
Infrastructure contributions		
37.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment</p> <p>Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided at the time of payment.</p>	In accordance with the IFF

ADVICE NOTES

1. Other Approvals

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.

2. 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.

3. Aboriginal Cultural Heritage

The *Aboriginal Cultural Heritage Act 2003* 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 *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Should this occur, please contact DATSIP for further information.

**** End of Package ****