



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

Our ref: DEV2021/1252

5 June 2023

Economic Development Queensland  
C/- Planning Initiatives  
Attn: Mr Benjamin Cowen  
PO Box 1774  
NEW FARM QLD 4005

Email: ben@planning-initiatives.com

Dear Ben

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

**Development Permit for Material Change of Use for Retirement Facility, Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop in 2 stages at 70 Park Road, Yeronga described as part Lot 3 on SP300888.**

On 5 June 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.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Ms Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at [Leila.Torrens@dsdilgp.qld.gov.au](mailto:Leila.Torrens@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

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

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yeronga	
Site address	70 Park Road, Yeronga	
Lot on plan description	Lot number	Plan description
	Part of Lot 3	SP300888
PDA development application details		
DEV reference number	DEV2021/1252	
'Properly made' date	21 December 2021	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Development Permit for a Material Change of Use for Retirement Facility, Community Care Centre, Community Use Food and Drink Outlet, Health Care Services, Office and a Shop in 2 Stages	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for: Development Permit for a Material Change of Use for Retirement Facility, Club, Community Care Centre, Community Use Food and Drink Outlet, Health Care Services, Office and a Shop in 2 Stages.</p>	
Decision date	5 June 2023	
Currency period	6 years from the date of the decision	

## Approved plans, reports and documents

The plans, reports and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

### Approved Plans

Title	Drawing No.	Date
1. Proposed Site Plan	MPI-AR-DWG-DA1.14 Rev J	22/6/2022
2. Overall Plan – Ground Level	MPI-AR-DWG-DA2.01 Rev M	22/6/2022
3. Overall Plan – Level 1	MPI-AR-DWG-DA2.02 Rev L	11/11/2022
4. Overall Plan – Level 2	MPI-AR-DWG-DA2.03 Rev K	11/11/2022
5. Overall Plan – Level 3	MPI-AR-DWG-DA2.04 Rev K	11/11/2022
6. Overall Plan – Level 4	MPI-AR-DWG-DA2.05 Rev K	11/11/2022
7. Overall Plan – Level 5	MPI-AR-DWG-DA2.06 Rev K	11/11/2022
8. Overall Plan – Level 6	MPI-AR-DWG-DA2.07 Rev K	22/6/2022
9. Overall Plan – Roof Plan	MPI-AR-DWG-DA2.08 Rev K	22/6/2022
10. Overall Plan - Basement	MPI-AR-DWG-DA2.09 Rev M	22/6/2022
11. Site Elevations – North & West	MPI-AR-DWG-DA3.01 Rev K	22/6/2022
12. Site Elevations – South & East	MPI-AR-DWG-DA3.02 Rev K	22/6/2022
13. Site Elevations – Internal Facades	MPI-AR-DWG-DA3.03 Rev K	22/6/2022
14. Site Elevations – Internal Facades	MPI-AR-DWG-DA3.04 Rev J	22/6/2022
15. Site Sections 1	MPI-AR-DWG-DA4.01 Rev L	22/6/2022
16. Site Sections 2	MPI-AR-DWG-DA4.02 Rev K	22/6/2022
17. Site Sections 3	MPI-AR-DWG-DA4.03 Rev K	22/6/2022
18. Neighbouring Site Interface Sections - North	MPI-AR-DWG-DA4.04 Rev C	22/6/2022
19. Neighbouring Site Interface Sections - South	MPI-AR-DWG-DA4.05 Rev C	22/6/2022
20. Ramp Section	MPI-AR-DWG-DA4.06 Rev F	22/6/2022
21. Façade Context Study	MPI-AR-DWG-DA5.04 Rev F	22/6/2022
22. Façade Materiality	MPI-AR-DWG-DA5.05 Rev C	22/6/2022
23. Material Board	MPI-AR-DWG-DA5.06 Rev C	22/6/2022
24. Façade Detail – Entrance Building A	MPI-AR-DWG-DA5.21 Rev C	22/6/2022
25. Façade Detail – Entrance Building B	MPI-AR-DWG-DA5.22 Rev C	22/6/2022
26. Façade Detail – Entrance Building C	MPI-AR-DWG-DA5.23 Rev D	22/6/2022
27. Façade Detail + Apartment + Care	MPI-AR-DWG-DA5.24 Rev C	22/6/2022
28. Façade Detail – East Corner	MPI-AR-DWG-DA5.25 Rev C	22/6/2022
29. Façade Detail – Garage Entrance	MPI-AR-DWG-DA5.26 Rev C	22/6/2022

30.	Façade Detail – South-West Corner	MPI-AR-DWG-DA5.27 Rev C	22/6/2022
31.	Façade Detail – North-West Corner	MPI-AR-DWG-DA5.28 Rev C	22/6/2022
32.	Façade Detail – Façade Gap	MPI-AR-DWG-DA5.29 Rev C	22/6/2022
33.	Elevation – Building A - North	MPI-AR-DWG-DA5.31 Rev C	22/6/2022
34.	Elevation – Building A - West	MPI-AR-DWG-DA5.32 Rev C	22/6/2022
35.	Elevation – Building A - South	MPI-AR-DWG-DA5.33 Rev C	22/6/2022
36.	Elevation – Building A - East	MPI-AR-DWG-DA5.34 Rev C	22/6/2022
37.	Shadow Diagrams – Summer Solstice	MPI-AR-DWG-DA7.01 Rev E	22/6/2022
38.	Shadow Diagrams – Winter Solstice	MPI-AR-DWG-DA7.02 Rev E	22/6/2022
39.	Shadow Diagrams – Spring Equinox	MPI-AR-DWG-DA7.03 Rev E	22/6/2022
40.	Shadow Diagrams – Autumn Equinox	MPI-AR-DWG-DA7.04 Rev E	22/6/2022
41.	Development Data	MPI-AR-DWG-DA7.11 Rev J	11/11/2022
42.	Development Data – Area Schedule	MPI-AR-DWG-DA7.12 Rev H	11/11/2022
43.	Green Spine Staging Plan	L-CD 100 Staging Plan Rev A	15/11/2022
<b>Approved Reports and Documents</b>			
<b>Title</b>		<b>Reference</b>	<b>Date</b>
(a)	Yeronga Heart Landscape Concept Report	Revision E	27/07/2022
	Site Based Stormwater Management Plan prepared by Stantec	301050214-BRI-C-SBSMP Rev D	11/07/2022

### Supporting plans and documents

To remove any doubt, the following plans and documents are not approved for the purposes of the PDA development approval and are supporting documents only for information purposes.

Parkside Yeronga Site Based Stormwater Management Plan (SBSMP)	Revision E	16/09/22
Flood Assessment prepared by WaterTechnology	V03	06/09/2022

## 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.

**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.

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

**DCOP** means the Yeronga Development Charges Offset Plan prepared by the Department of State Development, Infrastructure, Local Government and Planning adopted in July 2022.

**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*.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

## Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following applies:

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

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

## Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- EDQ DA: [pddevelopmentassessment@dsmip.qld.gov.au](mailto:pddevelopmentassessment@dsmip.qld.gov.au)
- EDQ IS: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsmip.qld.gov.au)

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> 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.

**PDA development conditions – Development Permit for MCU**

No.	Condition	Timing
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions:                             <ul style="list-style-type: none"> <li>a) Condition 5 – Out of Hours</li> <li>b) Condition 16 - Vehicle access and basement parking</li> <li>c) Condition 19 – Wheel stops</li> <li>d) Condition 20 - line marking</li> <li>e) Condition 29 – Waste Management Strategy</li> <li>f) Condition 33 – Sustainability and efficiency</li> </ul> </li> </ul>	<p>Prior to commencement of use</p>
2.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	<p>At all times following commencement of use</p>
3.	<p><b>Operational Management Plan</b></p> <p>Prepare and submit to EDQ DA an Operational Management Plan for all non-retirement facility uses, that clearly identifies:</p> <ul style="list-style-type: none"> <li>i) The Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop's operating hours</li> <li>ii) Limit the hours of operation for all non-retirement facility uses from 6am to 9pm</li> <li>iii) A contact phone number of the Centre available to the general public to use to communicate with and to resolve any issues that may arise due to operation of the Centre.</li> <li>iv) Staff and visitors are to be informed of the importance of noise minimisation when entering the site and leaving site during sensitive hours</li> <li>v) Staff and visitors should be inducted on measures to minimise noise within the centre and complaint handling procedure.</li> <li>vi) Minimise / limit the use of excessively loud noise within the hired spaces.</li> </ul> <p><b>A copy of the Operational Management Plan is to be kept on site at all times.</b></p>	<p>Prior to commencement of use</p>
<b>Construction management</b>		
4.	<p><b>Hours of work – Construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	<p>During construction unless otherwise endorsed</p>

**PDA development conditions – Development Permit for MCU**

No.	Condition	Timing
5.	<p><b>Out of hours work - Compliance Assessment</b></p> <p>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<sup>3</sup>.</p>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date</p>
6.	<p><b>Construction management plan</b></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"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

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



PDA development conditions – Development Permit for MCU		
No.	Condition	Timing
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	<b>Certification of Operational Work</b>  Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	<b>Erosion and sediment management</b>  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: <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work  b) During construction
9.	<b>Traffic management plan</b>  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: <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> 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

PDA development conditions – Development Permit for MCU

No.	Condition	Timing
10.	<p><b>Construction noise management plan</b></p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
11.	<p><b>Public infrastructure (damage, repairs and relocation)</b></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</p> <p>b) Prior to commencement of use</p>
<b>Site Works</b>		
12.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> </ul>	<p>a) Prior to commencing earthworks</p>

PDA development conditions – Development Permit for MCU

No.	Condition	Timing
	<p>ii) the approved 'Earthworks Layout Plan' contained within the Further Issues Response, as prepared by Stantec and dated 30/09/2022.</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by condition 10 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to:               <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> <li>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul> <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"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
13.	<p><b>Acid sulfate soils</b></p> <ul style="list-style-type: none"> <li>a) Where on-site ASS are encountered, submit to EDQ TS 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).</li> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of or during earthworks</li> <li>b) During earthworks</li> <li>c) Prior to commencement of use</li> </ul>

PDA development conditions – Development Permit for MCU

No.	Condition	Timing
14.	<p><b>Retaining walls</b></p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>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>);</li> <li>iii) located and designed generally in accordance with the 'Earthworks Layout Plan' contained within the Further Issues Response, as prepared by Stantec and dated 30/09/2022.</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>Traffic and Transport</b>		
15.	<p><b>Vehicle access</b></p> <p>a) Construct a vehicle crossover:</p> <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with Council's adopted standards for a driveway Type B2, 6.5m wide.</li> </ul> <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) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
16.	<p><b>Vehicle access and basement parking – compliance assessment</b></p> <p>a) Submit to EDQ IS, for Compliance Assessment, a fully dimensioned detailed plan of the basement, including:</p> <ul style="list-style-type: none"> <li>1. all entry ramps, demonstrating that a minimum vertical clearance of 4.5m is maintained throughout all ramps and basement areas where service vehicles are expected to operate;</li> <li>2. the appropriate vertical height clearance is available within the basement, including for PWD spaces. ; and</li> <li>3. parking envelopes for all spaces(as per AS2890.1 – Parking Facilities, Figure 5.2) demonstrating no structural elements encroach on the parking envelope of any parking spaces,</li> </ul>	<p>a) Prior to commencement of use</p>

PDA development conditions – Development Permit for MCU		
No.	Condition	Timing
	<p>b) Provide vertical swept path assessments demonstrating that the appropriate vertical clearance for service vehicles is maintained on the relevant ramps.</p> <p>c) Construct the basement in accordance with the approved plans</p>	<p>b) Prior to commencement of use</p> <p>c) c) Prior to commencement of use</p>
17.	<p><b>Car parking</b></p> <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use
18.	<p><b>Car parking – tandem spaces</b></p> <p>All tandem parking spaces within the development are to be provided in accordance with BCC TAPS PSP Clause 7.8.2.2b.</p>	Prior to commencement of use
19.	<p><b>Car parking – wheelstops – compliance assessment</b></p> <p>a) Submit to EDQ IS for Compliance Assessment, a dimensioned plan of all car parking spaces that is generally in accordance with the Approved Plans and shows compliance with BCC TAPS PSP or Australian Standard AS2890- Parking Facilities particularly with respect to allocation and signage of small car bays and location of wheel stops.</p> <p>b) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
20.	<p><b>Loading bay – line marking – compliance assessment</b></p> <p>Submit to EDQ for Compliance Assessment a fully dimensioned, detailed plan of the basement, showing the signage and linemarking plan for the basement, ensuring that the loading zone is generally in accordance with Appendix A of Response to Traffic Further Issues 17/11/2022, and appropriate wayfinding is provided either in the overhead location shown or in a suitable alternative if sufficient vertical clearance cannot be achieved.</p>	Prior to commencement of use
21.	<p><b>Sight Distances</b></p> <p>Ensure an appropriate sight distance compliant with the requirements of BCC TAPS PSP Clause 7.5 is achieved for vehicles accessing staff parking bays adjacent to access ramp (bays 1, 2, 3 and 4), through provision of a low wall of less than 0.6m in height for a length of at least 4.0m.</p>	Prior to commencement of use and ongoing
22.	<p><b>Bicycle parking</b></p> <p>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.</p>	Prior to commencement of use

PDA development conditions – Development Permit for MCU		
No.	Condition	Timing
<b>Utilities</b>		
23.	<b>Water connection</b> Connect the approved development to the existing water reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
24.	<b>Sewer connection</b> Connect the approved development to the existing sewer reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
25.	<b>Electricity</b> a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
26.	<b>Telecommunications</b> a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
27.	<b>Broadband</b> 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) Prior to commencement of use. b) Prior to commencement of use
28.	<b>Stormwater connection</b> 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; b) and generally in accordance with Council's current adopted standards.	Prior to commencement of use.

PDA development conditions – Development Permit for MCU		
No.	Condition	Timing
29.	<p><b>Waste Management Strategy – compliance assessment</b></p> <p>a) Submit to EDQ IS, for Compliance Assessment, a detailed Waste Management Strategy, certified by an RPEQ.</p> <p>b) Implement the waste management strategy detailed in part a) above.</p>	<p>a) Prior to commencement of the use</p> <p>b) At all times</p>
<b>Landscape and Streetscape</b>		
30.	<p><b>Landscape works</b></p> <p>a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved report:</p> <ul style="list-style-type: none"> <li>i. Landscape Concept Report, Issue E as dated 27/07/2022 in stages as reflected in the approved Green Spine Staging Plan no L-CD-100-Staging Plan Rev A dated 15/11/2022;</li> <li>ii. Demonstrate that landscaping in proximity to driveways shall be an appropriate species, with narrow trunk &lt;100mm and sufficient height of clear trunk to ensure sight distances are maintained; and</li> <li>iii. That planting is not to encroach into the car parking envelope.</li> </ul> <p>b) Construct landscape works, in stages, generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use</p>
<b>Public Amenity</b>		
31.	<p><b>Acoustic management – general</b></p> <p>a) Construct and operate the approved development in accordance with the recommendations set out in Part 6 of the following approved document:</p> <ul style="list-style-type: none"> <li>i) Retire Australia, Acoustics Report, Ref: 301050214 (Revision 2) as dated 16/12/2021.</li> </ul> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use and ongoing</p> <p>b) Prior to commencement of use</p>
32.	<p><b>Outdoor lighting</b></p> <p>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>.</p>	<p>Prior to commencement of use</p>

No.	Condition	Timing
<b>Sustainability and Innovation</b>		
33.	<p><b>Sustainability and efficiency – compliance assessment</b></p> <p>a. Submit a detailed sustainability report for compliance assessment, prepared by a suitably qualified person that demonstrates best practice sustainability outcomes . The sustainability report is required to include assessment of the following aspects:</p> <ol style="list-style-type: none"> <li>i. Indoor environment quality initiatives</li> <li>ii. Energy: reduction of demand, energy efficiency and renewable energy generation &amp; storage.</li> <li>iii. Transport measures to reduce overall greenhouse gas emissions.</li> <li>iv. Water: reduction of demand, water efficient features and water reuse/harvesting.</li> <li>v. Materials: Measures to reduce the consumption of resources and initiatives that use low impact materials including a focus on embodied carbon reduction.</li> <li>vi. Landscape &amp; Environment: Providing a high-quality landscape outcome that contributes to reducing the urban heat island impact, minimises impacts on ecological values and reduces point source emissions to the atmosphere &amp; water bodies.</li> <li>vii. NatHERS performance; and</li> <li>viii. Demonstrate detailed sustainability report aligns with detailed building, civil &amp; landscape design plans.</li> </ol> <p>b. Submit to EDQ IS evidence that the requirements of part a) of this condition have been met and design specifications have been constructed / installed. Applicant is required to submit the following:</p> <ol style="list-style-type: none"> <li>i. Certified as-built design drawings; <b>AND</b></li> <li>ii. Evidence of constructed / installed sustainability measures; <b>AND</b></li> <li>iii. Confirmation by a suitably qualified person that sustainability outcomes identified in Part a have been delivered;</li> <li><b>OR</b></li> <li>iv. 4 star Green Star certification</li> </ol> <p><i>To note:</i></p> <ul style="list-style-type: none"> <li>• <i>Reference is to be made to EDQ Guideline 14 – Environmental Values and sustainable resource use in preparation of the report;</i></li> <li>• <i>Evidence of constructed / installed sustainability measures can include photographs; certification from a plumber that water saving devices have been installed and are functioning; certification from an electrician that EVCP / PV are installed and operational; certification from a qualified landscape architect that landscaping elements have been installed.</i></li> <li>• <i>This approval does not require or provide Green Star accreditation. The Applicant is advised it is necessary to obtain green star accreditation from the Green Building Council of Australia in order to be able to market the development as a green star certified development.</i></li> </ul>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of use</p>



**PDA development conditions – Development Permit for MCU**

No.	Condition	Timing
34.	<p><b>Electric vehicle readiness – Community</b></p> <p>a) Include electric vehicle readiness in the development as follows:</p> <p>i) a minimum of one (1) destination AC charger and the electrical capacity for basic AC charging for non-visitor parking</p> <p>b) Electric vehicle charging shall be:</p> <p>ii) capable of electrical load control to manage the development’s electricity demand profile in the context of the network supply profile; and</p> <p>iii) designed with regard to fire retardance and ventilation</p> <p>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.</p>	<p>For all parts of this condition, prior to commencement of the use</p>
<b>BUILDING FAÇADE TREATMENT</b>		
35.	<p><b>Final External Detailing of Building(s) - Compliance Assessment</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment, architectural drawings certified by a Registered Architect showing the final development details of the following architectural elements depicting a higher level of documentation than shown on the approved plans and documents:</p> <p>i. facade treatment</p> <p>ii. ground floor interfaces with adjacent land/ properties</p> <p>iii. building street address</p> <p>iv. rooftop/building capping elements.</p> <p>Architectural drawings to include elevation and facade treatment drawings for all ground and typical building floor levels demonstrating the final design outcome for all elevations of the built form including:</p> <p>a. Detailed plans, sections and elevations that show structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises, fencing and gates</p> <p>b. Roof top or building capping elements, awnings and soffits</p> <p>c. One rendered perspective showing the intended built form and materiality of the building (to clearly communicate the colours and material texture within the building elevation). The architectural drawings must:</p> <ul style="list-style-type: none"> <li>- Nominate materials, colours and finishes</li> <li>- Have titles blocks and be cross referenced to larger scale drawings.</li> </ul> <p>b) Construct the development in accordance with the approved architectural drawings pursuant to this condition.</p>	<p>a) Prior to commencement of building works</p> <p>b) During construction and on-going</p>

PDA development conditions – Development Permit for MCU		
No.	Condition	Timing
	c) Submit to EDQ Development Assessment, DSDILGP certification by a Registered Architect confirming that the building has been constructed in accordance with the approved drawings under part a) of this condition.	c) Prior to commencement of use
INFRASTRUCTURE CHARGES		
36.	<p><b>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment</b></p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	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 \*\***