



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

Our ref: DEV2022/1331

1 June 2023

JGL Properties
C/- Planning Initiatives
Att: Mr Benjamin Cowan
PO Box 1774
NEW FARM QLD 4005

Email: ben@planning-initiatives.com

Dear Benjamin

S89(1)(a) Approval of PDA Development Application
PDA Development Permit for a Material Change of Use for Dwelling Houses (37 Dwellings over 4 Stages) and Reconfiguring a Lot (1 Lot into 40 Lots over 4 Stages) at 70 Park Road, Yeronga described as Part of Lot 500 on SP328496

On 1 June 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Karina McGill, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@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 (part of)	
Lot on plan description		Lot number	Plan description
		Part of Lot 500	SP328496
PDA development application details			
DEV reference number		DEV2022/1331	
'Properly made' date		11 November 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 checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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		Development Permit for a Material Change of Use for Dwelling Houses (37 dwellings over 4 Stages) and Reconfiguring a Lot (1 lots into 40 lots over 4 Stages)	
PDA development approval details			
Decision of the MEDQ		<p>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</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Development Permit for a Material Change of Use for Dwelling Houses (37 dwellings over 4 Stages) and Reconfiguring a Lot (1 lots into 40 lots over 4 Stages) 	
Decision date		1 June 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.	Plan of Proposed Subdivision of Lots 3–14 (SP338042), prepared by Bennett + Bennett	211537_002_PRO, Rev H (2 Sheets)	23/02/23

2.	Plan of Proposed Subdivision of Lots 1, 2, 15–17 & Common Property (SP338041), prepared by Bennett + Bennett	211537_001_PRO, Rev E (2 Sheets)	23/02/23
3.	Plan of Proposed Subdivision of Lots 25–38 & Common Property (SP338067), prepared by Bennett + Bennett	211537_004_PRO, Rev F (2 Sheets)	23/02/23
4.	Plan of Proposed Subdivision of Lots 18–24 & Common Property (SP338066), prepared by Bennett + Bennett	211537_003_PRO, Rev F (2 Sheets)	23/02/23
5.	Site Plan, prepared by Arkhefield	100–01 A	22.02.23
6.	Refuse Diagrams, prepared by Arkhefield	100–10 A	22.02.23
7.	Refuse Diagrams, prepared by Arkhefield	100–11 A	
8.	General Arrangement Plan – Stage 2 (Lot 22) – Ground Level, prepared by Arkhefield	200–01 A	
9.	General Arrangement Plan – Stage 2 (Lot 22) – Level 1, prepared by Arkhefield	200–02 A	
10.	General Arrangement Plan – Stage 2 (Lot 22) – Roof, prepared by Arkhefield	200–03 A	
11.	General Arrangement Plan – Stage 1 (Lot 21) – Ground Level, prepared by Arkhefield	200–10 A	
12.	General Arrangement Plan – Stage 1 (Lot 21) – Level 1, prepared by Arkhefield	200–11 A	
13.	General Arrangement Plan – Stage 1 (Lot 21) – Roof, prepared by Arkhefield	200–12 A	
14.	General Arrangement Plan – Stage 4 (Lot 6) – Ground Level, prepared by Arkhefield	200–20 A	
15.	General Arrangement Plan – Stage 4 (Lot 6) – Level 1, prepared by Arkhefield	200–21 A	
16.	General Arrangement Plan – Stage 4 (Lot 6) – Roof, prepared by Arkhefield	200–22 A	
17.	General Arrangement Plan – Stage 3 (Lot 10) – Ground Level, prepared by Arkhefield	200–30 A	
18.	General Arrangement Plan – Stage 3 (Lot 10) – Level 1, prepared by Arkhefield	200–31 A	
19.	General Arrangement Plan – Stage 3 (Lot 10) – Level 2, prepared by Arkhefield	200–32 A	
20.	General Arrangement Plan – Stage 3 (Lot 10) – Roof, prepared by Arkhefield	200–33 A	
21.	Elevations – Stage 2 (Lot 22), prepared by Arkhefield	300–01 A	
22.	Elevations – Stage 2 (Lot 22), prepared by Arkhefield	300–02 A	
23.	Elevations – Stage 1 (Lot 21), prepared by Arkhefield	300–10 A	
24.	Elevations – Stage 1 (Lot 21), prepared by Arkhefield	300–11 A	

25.	Elevations – Stage 4 (Lot 6), prepared by Arkhefield	300–20 A	
26.	Elevations – Stage 3 (Lot 10), prepared by Arkhefield	300–30 A	
27.	Elevations – Stage 3 (Lot 10), prepared by Arkhefield	300–31 A	
28.	Elevations – Stage 3 (Lot 10), prepared by Arkhefield	300–32 A	
29.	Section – Stage 1 + 2 (Lot 21 + 22), prepared by Arkhefield	400–01 A	
30.	Section – Stage 1 (Lot 21), prepared by Arkhefield	400–02 A	
31.	Section – Stage 4 (Lot 6), prepared by Arkhefield	400–20 A	
32.	Section – Stage 3 (Lot 10), prepared by Arkhefield	400–30 A	
33.	Interface Sections – Stage 1 (Lot 21), prepared by Arkhefield	450–01 A	
34.	Interface Sections – Stage 1 + 2 (Lot 21 + 22), prepared by Arkhefield	450–02 A	
35.	Interface Sections – Stage 4 (Lot 6), prepared by Arkhefield	450–03 A	
36.	Interface Sections – Stage 3 (Lot 10), prepared by Arkhefield	450–04 A	
37.	Villa Street Interface, prepared by Arkhefield	900–03 A	
38.	Villa Street Interface, prepared by Arkhefield	900–04 A	
39.	Villa Street Interface, prepared by Arkhefield	900–05 A	
40.	Material Legend, prepared by Arkhefield	900–20 A	
41.	Area Schedule – Stage 1, prepared by Arkhefield	910–00 A	
42.	Area Schedule – Stage 2, prepared by Arkhefield	910–01 A	
43.	Area Schedule – Stage 4, prepared by Arkhefield	910–02 A	
44.	Area Schedule – Stage 3, prepared by Arkhefield	910–03 A	
45.	Concept Landscape Architecture Report, prepared by Lat 27	21170.01_ Yeronga Townhouses – Landscape Concept Report, Rev E	22/12/22
46.	JGL – Parkside Yeronga Acoustics Report Development Application, prepared by Stantec	301050318, Rev001	16/08/22
47.	Engineering Services and Infrastructure Report, prepared by Stantec	301050318–BRI–C–ER, RevA	16/08/22
48.	Site Based Stormwater Management Plan, prepared by Stantec	301050318–BRI–C–SBSMP, Rev A	16/08/22
Supporting plans and documents		Number	Date
49.	Flood Assessment, prepared by Stantec	22020120_Yeronga_PDA_R01–V02 V03	06/09/22

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

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

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

- 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 Development Charges Offset Plan prepared by the Department of 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*.

GBCA means Green Building Council of Australia

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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.

PDA development conditions		
No.	Condition	Timing
STAGE 1: Material Change of Use for Dwelling Houses (12 Dwelling Houses) and Reconfiguring a Lot (1 into 12 lots) with associated access and service easements		
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 survey plan endorsement for the relevant stage
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
Construction management		
3.	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
4.	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
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
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,	a) Prior to commencing work for the relevant stage

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

PDA development conditions		
No.	Condition	Timing
	<p>creating any ponding and causing any actionable nuisance to upstream and downstream properties;</p> <p>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</p> <p>iv) complaints procedures;</p> <p>v) site management:</p> <ol 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; 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>b) During construction</p> <p>c) During construction</p>
8.	<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> <ol 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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 	<p>a) Prior to commencing work for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	<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>	b) During construction
9.	Erosion and Sediment Management	
	<p>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:</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>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
10	Public Infrastructure (Damage, Repairs and Relocation)	
	<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 adopted 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 survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Site Works		
11.	Earthworks – Compliance Assessment	
	<p>a) Submit to EDQ DA for Compliance Assessment, detailed earthworks plans, certified by a 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> and ii) the approved plans. <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 9 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; 	a) Prior to commencing earthworks for the relevant stage

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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: <ol 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. <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 survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
12.	<p>Acid Sulfate Soils (ASS)</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 or during earthworks for the relevant stage</p> <p>b) During earthworks</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
13.	<p>Retaining Walls</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"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to survey plan endorsement for the relevant stage
Traffic and Transport		
14.	Vehicle access a) Construct vehicle crossover{s}: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with <i>BCC's Technical Standards (Latest Version)</i> ; b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or survey plan endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Car Parking Submit to EDQ IS plans demonstrating that the provision of parking, garages and private roads (including aisle extensions) are in accordance with the Approved Plans, which are generally in accordance with <i>AS2890.1</i> .	Prior to commencement of works
Utilities and Servicing		
16.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> ; and ii) the approved Engineering Services and Infrastructure Report, Revision A, dated 16/08/2022, Section 7. b) Construct water reticulation 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 a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.	a) Prior commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA development conditions		
No.	Condition	Timing
17.	<p>Sewer Reticulation</p> <p>a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Engineering Services and Infrastructure Report, Revision A dated 16/08/2022, Section 8. <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information. 	<p>a) Prior the commencing sewer reticulation work for the first stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
18.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) the approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
19.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; ii) The approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022; and iii) The approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
20.	Flood Management The applicant must construct the proposed development generally in accordance with the supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.	All times following commencement of use
21.	Habitable Floor Levels For all dwellings the minimum height for all habitable floor levels must be constructed in accordance with the approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4 and supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022. Any conflicts identified between the reports, the Parkside Yeronga report dated 06 September 2022 V03 will supersede the other one.	All times following commencement of use
22.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
23.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
24.	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) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA development conditions		
No.	Condition	Timing
Other		
25.	<p>Accessible Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 25% accessible dwellings (silver standard as per the Liveable Housing Design Guidelines – Second Edition) of any given stage, 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 survey plan endorsement, whichever occurs first.
26.	<p>Sustainability and Efficiency</p> <p>a) Submit to EDQ IS evidence to demonstrate that the building design and construction planning phase is consistent with the achievement of a 4 Star Green Star rating under the Green Building Council of Australia (GBCA) Design and As Built rating tool (or equivalent GBCA tool as agreed by EDQ IS). The evidence is required to be prepared by a suitably qualified person that is a Green Star Accredited Professional.</p> <p>b) Construct and maintain the development in accordance with the documentation submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence to confirm that the requirements of part a) of the condition have been met, including submission of 4 Star “As–Built” rating certification from the GBCA.</p>	<p>a) Prior to the commencement of building works</p> <p>b) During construction and ongoing</p> <p>c) Prior to commencement of use</p>
27.	<p>Acoustic Treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in section 7.1.5 of the following approved JGL – Parkside Yeronga – Acoustics Report – Development Application, prepared by Stantec, Ref: 301050318 dated 16/08/2022.</p> <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 or survey plan endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or survey plan endorsement, whichever occurs first</p>
Surveying, Land Transfers and Easements		
28.	<p>Access Easement</p> <p>Provide an access easement for proposed Lots 3 to 14. The easement is to be for right of way for access.</p>	Prior to endorsement of the survey plan for the relevant stage.
29.	<p>Easements over Infrastructure</p> <p>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.</p>	At registration of survey plan for the relevant stage

PDA development conditions		
No.	Condition	Timing
	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.	
30.	<p>High Density Development Easements (lots $\leq 450\text{m}^2$ in area)</p> <p>a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction.</p> <p>b) Register all high density development easements required under part a) of this condition.</p> <p><i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i></p>	<p>a) At or prior to survey plan endorsement for the relevant stage</p> <p>b) At registration of survey plan for the relevant stage</p>
Infrastructure Contributions		
31.	<p>Infrastructure Charges</p> <p>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.</p>	In accordance with the DCOP

PDA development conditions		
No.	Condition	Timing
STAGE 2: Material Change of Use for Dwelling Houses (5 Dwelling Houses) and Reconfiguring a Lot (1 into 6 lots) within a Community Management Scheme		
General		
32.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and</p> <p>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to survey plan endorsement for the relevant stage
33.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and</p> <p>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use
Construction Management		
34.	<p>Hours of Work – Construction</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>	During construction unless otherwise endorsed

PDA development conditions		
No.	Condition	Timing
35.	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 ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
36.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
37.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
38.	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; 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	a) Prior to commencing work for the relevant stage

⁴ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
	<p>12. any out of hours work as endorsed via Compliance Assessment.</p> <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>b) During construction</p> <p>c) During construction</p>
39.	<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 for the relevant stage</p> <p>b) During construction</p>
40.	<p>Erosion and Sediment Management</p> <p>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:</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>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>

PDA development conditions		
No.	Condition	Timing
41.	<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 adopted 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 survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Site Works		
42.	<p>Earthworks – Compliance Assessment –</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans. <p>The certified earthworks plans are to:</p> <ol 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 40. – 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: <ol 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. <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> <ol 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 	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	ii) any unsuitable material encountered has been treated or replaced with suitable material.	
43.	<p>Acid Sulfate Soils (ASS)</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 or during earthworks for the relevant stage</p> <p>b) During earthworks</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
44.	<p>Retaining Walls</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"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. <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 for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
Traffic and Transport		
45.	<p>Vehicle Access</p> <p>a) Construct vehicle crossover{s):</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with <i>BCC's Technical Standards (Latest Version)</i>; <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or survey plan endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement,</p>

PDA development conditions		
No.	Condition	Timing
		whichever occurs first
46.	Car Parking Submit to EDQ IS plans demonstrating that the provision of parking, garages and private roads (including aisle extensions) are in accordance with the Approved Plans, which are generally in accordance with AS2890.1.	Prior to commencement of works
Utilities and Servicing		
47.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> ; and ii) the approved Engineering Services and Infrastructure Report, Revision A, dated 16/08/2022, Section 7. b) Construct water reticulation 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 a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.	a) Prior commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
48.	Sewer Reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> ; and ii) the approved Engineering Services and Infrastructure Report, Revision A dated 16/08/2022, Section 8. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.	a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA development conditions		
No.	Condition	Timing
49.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and;</p> <p>ii) the approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
50.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>;</p> <p>ii) The approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022; and</p> <p>iii) The approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
51.	<p>Flood Management</p> <p>The applicant must construct the proposed development generally in accordance with the supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.</p>	<p>All times following commencement of use</p>
52.	<p>Habitable Floor Levels</p> <p>For all dwellings the minimum height for all habitable floor levels must be constructed in accordance with the approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4 and supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.</p>	<p>All times following commencement of use</p>

PDA development conditions		
No.	Condition	Timing
	In cases where conflicts arise between the reports, please note that the Parkside Yeronga report dated 06 September 2022 V03 will take precedence over the other report.	
53.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
54.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
55.	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) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Other		
56.	Accessible Housing Submit to EDQ DA evidence that the approved development delivers 25% accessible dwellings (silver standard as per the Liveable Housing Design Guidelines – Second Edition) of any given stage, 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 survey plan endorsement, whichever occurs first
57.	Sustainability and Efficiency a) Submit to EDQ IS evidence to demonstrate that the building design and construction planning phase is consistent with the achievement of a 4 Star Green Star rating under the Green Building Council of Australia (GBCA) Design and As Built rating tool (or equivalent GBCA tool as agreed by EDQ IS). The evidence is required to be	a) Prior to the commencement of building works

PDA development conditions		
No.	Condition	Timing
	<p>prepared by a suitably qualified person that is a Green Star Accredited Professional.</p> <p>b) Construct and maintain the development in accordance with the documentation submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence to confirm that the requirements of part a) of the condition have been met, including submission of 4 Star "As-Built" rating certification from the GBCA.</p>	<p>b) During construction and ongoing</p> <p>c) Prior to commencement of use</p>
58.	Acoustic Treatments	
	<p>a) Construct the approved development to include the acoustic treatments specified in section 7.1.5 of the following approved document:</p> <p>i) JGL – Parkside Yeronga – Acoustics Report – Development Application, prepared by Stantec, Ref: 301050318 dated 16/08/2022</p> <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 or survey plan endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or survey plan endorsement, whichever occurs first</p>
59.	Landscaping and Maintenance Plan – Compliance Assessment	
	<p>a) Submit to the EDQ DA for Compliance Assessment detailed landscape plans, certified by an AILA, generally in accordance with the approved plans, for all landscaping elements within common property. The detailed plans are to identify:</p> <p>i) The interface relationship with adjoining sites, buildings (existing and planned future) and infrastructure where applicable;</p> <p>ii) Proposed finished levels and grades, including sections;</p> <p>iii) Finishes, treatments and landscaping including species, size and location;</p> <p>iv) The location and specification of all proposed deep planting and tree species;</p> <p>v) Locations of proposed drainage and stormwater and details and specifications of any water sensitive urban design treatments;</p> <p>vi) Details and locations of any proposed structures, including furniture, seating, shade structures and bin screening devices; and</p> <p>vii) a plan that demonstrates the provision of appropriate sight distance, with consideration of landscaping plans, and demonstrating that all landscaping within sightlines will be provided in a way that does not obstruct sight distance (i.e., clear trunk with a mature trunk diameter <100mm), especially at the interface between public road network and lots (particularly for Lots 21 and 22), and for resident driveways in Lot 10 and Lot 6.</p> <p>b) Submit to EDQ DA, a Landscape Maintenance Plan for all landscape areas as identified in the plans submitted under part a) of this condition. The plan is to include:</p>	<p>a) Prior to the commencement of landscape works</p> <p>b) Prior to the commencement of landscape works</p>

PDA development conditions		
No.	Condition	Timing
	<p>i) The maintenance arrangements, including responsible parties, to ensure the landscape as approved under part a) of this condition is adequately maintained throughout the life of the approval.</p> <p>c) Carry out the landscape works in accordance with the endorsed plans required under part a) of this condition.</p> <p>d) Submit to EDQ DA, written evidence, certified by an AILA that the works endorsed under part a) of this condition have been completed</p>	<p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
60.	<p>Community Management Statement</p> <p>Any proposed Community Management Statement for the approved development must:</p> <ul style="list-style-type: none"> • Include a clause stating the rights and obligations of all parties in relation to the ongoing management and maintenance of shared private infrastructure (e.g. Stormwater drainage, access driveways) within common property and identify any applicable easements; • Note the maintenance obligations required for the landscaping areas within common property as approved via Compliance Assessment through Condition 59. • State that refuse and recycling bins are to be stored and collected from the nominated refuse storage and collections points where shown on the approved plans, or via kerbside collection otherwise. 	Prior to endorsement of the survey plan for the relevant stage and to be maintained
Surveying, Land Transfers and Easements		
61.	<p>Easements over Infrastructure</p> <p>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.</p> <p>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.</p>	At registration of survey plan for the relevant stage
62.	<p>High Density Development Easements (lots $\leq 450\text{m}^2$ in area)</p> <p>a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction.</p> <p>b) Register all high density development easements required under part a) of this condition.</p> <p><i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i></p>	<p>a) At or prior to survey plan endorsement for the relevant stage</p> <p>b) At registration of survey plan for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
Infrastructure Contributions		
63.	<p>Infrastructure Charges</p> <p>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.</p>	In accordance with the DCOP

PDA development conditions		
No.	Condition	Timing
STAGE 3: Material Change of Use for Dwelling Houses (14 Dwelling Houses) and Reconfiguring a Lot (1 into 15 lots) within Community Management Scheme		
General		
64.	<p>Carry Out the Approved Development</p> <p>Carry out the approved development generally in accordance with:</p> <ol style="list-style-type: none"> the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to survey plan endorsement for the relevant stage
65.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with:</p> <ol style="list-style-type: none"> the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use
Construction Management		
66.	<p>Hours of Work – Construction</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>	During construction unless otherwise endorsed
67.	<p>Out of Hours Work – Compliance Assessment</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 form⁵.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
68.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
69.	<p>Certification of Operational Work for Contributed Assets</p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times

⁵ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
70.	<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"> 13. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 14. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 15. for safe and functional temporary vehicular access points and frequency of use; 16. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 17. for the location of materials, structures, plant and equipment; 18. of waste generated by construction activities; 19. detailing how materials are to be loaded/unloaded; 20. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 21. of employee and visitor parking areas; 22. of anticipated staging and programming; 23. for the provision of safe and functional emergency exit routes; and 24. 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 for the relevant stage</p> <p>b) During construction</p> <p>c) During construction</p>
71.	<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 	<p>a) Prior to commencing work for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	<p>through the site during and outside of construction work hours;</p> <ul style="list-style-type: none"> 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>Austrroads 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>b) During construction</p>
72.	<p>Erosion And Sediment Management</p> <ul style="list-style-type: none"> 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"> i) <i>construction</i> phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing work for the relevant stage b) During construction
73.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <ul style="list-style-type: none"> 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 adopted design standards. <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>	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA development conditions		
No.	Condition	Timing
Site Works		
74.	<p>Earthworks – Compliance Assessment –</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) the approved plans. <p>The certified earthworks plans are to:</p> <ol 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 72 – 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: <ol 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. <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> <ol 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>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
75.	<p>Acid Sulfate Soils (ASS)</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</p>	<p>a) Prior to or during earthworks for the relevant stage</p> <p>b) During earthworks</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	
76.	<p>Retaining Walls</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"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. <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 for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
Traffic and Transport		
77.	<p>Vehicle Access</p> <p>a) Construct vehicle crossover{s}:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with <i>BCC's Technical Standards (Latest Version)</i>; <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or survey plan endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
78.	<p>Car Parking</p> <p>Submit to EDQ IS plans demonstrating that the provision of parking, garages and private roads (including aisle extensions) are in accordance with the Approved Plans, which are generally in accordance with <i>AS2890.1</i>.</p>	Prior to commencement of works
Utilities and Servicing		
79.	<p>Water Reticulation</p> <p>a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Engineering Services and Infrastructure Report, Revision A, dated 16/08/2022, Section 7. 	a) Prior commencing water reticulation work for the relevant stage

PDA development conditions		
No.	Condition	Timing
	<p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <p>i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
80.	Sewer Reticulation	
	<p>a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</p> <p>ii) the approved Engineering Services and Infrastructure Report, Revision A dated 16/08/2022, Section 8.</p> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <p>i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.</p>	<p>a) Prior the commencing sewer reticulation work for the first stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
81.	Stormwater Management (Quality)	
	<p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and;</p> <p>ii) the approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
82.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; ii) The approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022; and iii) The approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
83.	<p>Flood Management</p> <p>The applicant must construct the proposed development generally in accordance with the supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.</p>	<p>All times following commencement of use</p>
84.	<p>Habitable Floor Levels</p> <p>For all dwellings the minimum height for all habitable floor levels must be constructed in accordance with the approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4 and supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.</p> <p>Where any conflicts are identified between the reports, the Parkside Yeronga report dated 06 September 2022 V03 will supersede the other one.</p>	<p>All times following commencement of use</p>
85.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
86.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
87.	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) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Other		
88.	Accessible Housing Submit to EDQ DA evidence that the approved development delivers 25% accessible dwellings (silver standard as per the Liveable Housing Design Guidelines – Second Edition) of any given stage, 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 survey plan endorsement, whichever occurs first
89.	Sustainability and Efficiency a) Submit to EDQ IS evidence to demonstrate that the building design and construction planning phase is consistent with the achievement of a 4 Star Green Star rating under the Green Building Council of Australia (GBCA) Design and As Built rating tool (or equivalent GBCA tool as agreed by EDQ IS). The evidence is required to be prepared by a suitably qualified person that is a Green Star Accredited Professional. b) Construct and maintain the development in accordance with the documentation submitted under part a) of this condition. c) Submit to EDQ IS evidence to confirm that the requirements of part a) of the condition have been met, including submission of 4 Star “As-Built” rating certification from the GBCA.	a) Prior to the commencement of building works b) During construction and ongoing c) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
90.	Acoustic Treatments	
	<p>a) Construct the approved development to include the acoustic treatments specified in section 7.1.5 of the following approved document:</p> <p>i) JGL – Parkside Yeronga – Acoustics Report – Development Application, prepared by Stantec, Ref: 301050318 dated 16/08/2022</p> <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 or survey plan endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or survey plan endorsement, whichever occurs first</p>
91.	Landscaping and Maintenance Plan – Compliance Assessment	
	<p>a) Submit to the EDQ DA for Compliance Assessment detailed landscape plans, certified by an AILA, generally in accordance with the approved plans, for all landscaping elements within common property. The detailed plans are to identify:</p> <p>i) The interface relationship with adjoining sites, buildings (existing and planned future) and infrastructure where applicable;</p> <p>ii) Proposed finished levels and grades, including sections;</p> <p>iii) Finishes, treatments and landscaping including species, size and location;</p> <p>iv) The location and specification of all proposed deep planting and tree species;</p> <p>v) Locations of proposed drainage and stormwater and details and specifications of any water sensitive urban design treatments;</p> <p>vi) Details and locations of any proposed structures, including furniture, seating, shade structures and bin screening devices; and</p> <p>vii) a plan that demonstrates the provision of appropriate sight distance, with consideration of landscaping plans, and demonstrating that all landscaping within sightlines will be provided in a way that does not obstruct sight distance (i.e., clear trunk with a mature trunk diameter <100mm), especially at the interface between public road network and lots (particularly for Lots 21 and 22), and for resident driveways in Lot 10 and Lot 6.</p> <p>b) Submit to EDQ DA, a Landscape Maintenance Plan for all landscape areas as identified in the plans submitted under part a) of this condition. The plan is to include:</p> <p>i) The maintenance arrangements, including responsible parties, to ensure the landscape as approved under part a) of this condition is adequately maintained throughout the life of the approval.</p> <p>c) Carry out the landscape works in accordance with the endorsed plans required under part a) of this condition.</p>	<p>a) Prior to the commencement of landscape works</p> <p>b) Prior to the commencement of landscape work</p> <p>c) Prior to commencement of use</p>

PDA development conditions		
No.	Condition	Timing
	d) Submit to EDQ DA, written evidence, certified by an AILA that the works endorsed under part a) of this condition have been completed	d) Prior to commencement of use
92.	<p>Community Management Statement</p> <p>Any proposed Community Management Statement for the approved development must:</p> <ul style="list-style-type: none"> • Include a clause stating the rights and obligations of all parties in relation to the ongoing management and maintenance of shared private infrastructure (e.g. Stormwater drainage, access driveways) within common property and identify any applicable easements; • Note the maintenance obligations required for the landscaping areas within common property as approved via Compliance Assessment through Condition 91. • State that refuse and recycling bins are to be stored and collected from the nominated refuse storage and collections points where shown on the approved plans, or via kerbside collection otherwise. 	Prior to endorsement of the survey plan for the relevant stage and to be maintained
Surveying, Land Transfers and Easements		
93.	<p>Easements over Infrastructure</p> <p>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.</p> <p>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.</p>	At registration of survey plan for the relevant stage
94.	<p>High Density Development Easements (lots $\leq 450\text{m}^2$ in area)</p> <p>a) Submit to EDQ DA high-density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction.</p> <p>b) Register all high-density development easements required under part a) of this condition.</p> <p><i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i></p>	<p>a) At or prior to survey plan endorsement for the relevant stage</p> <p>b) At registration of survey plan for the relevant stage</p>
Infrastructure Contributions		
95.	<p>Infrastructure Charges</p> <p>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.</p>	In accordance with the DCOP

PDA development conditions		
No.	Condition	Timing
STAGE 4: Material Change of Use for Dwelling Houses (6 Dwelling Houses) and Reconfiguring a Lot (1 into 7 lots) within Community Management Scheme		
General		
96.	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 survey plan endorsement for the relevant stage
97.	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
Construction Management		
98.	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
99.	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 ⁶ .	Minimum of 10 business days prior to proposed out of hours work commencement date
100.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
101.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
102.	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),	a) Prior to commencing work for the relevant stage

⁶ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
	<p>causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</p> <p>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</p> <p>iv) complaints procedures;</p> <p>v) site management:</p> <p>25. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</p> <p>26. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</p> <p>27. for safe and functional temporary vehicular access points and frequency of use;</p> <p>28. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</p> <p>29. for the location of materials, structures, plant and equipment;</p> <p>30. of waste generated by construction activities;</p> <p>31. detailing how materials are to be loaded/unloaded;</p> <p>32. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</p> <p>33. of employee and visitor parking areas;</p> <p>34. of anticipated staging and programming;</p> <p>35. for the provision of safe and functional emergency exit routes; and</p> <p>36. any out of hours work as endorsed via Compliance Assessment.</p> <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>	
103.	<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> <p>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</p> <p>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</p> <p>iii) provision of parking for workers and materials delivery;</p> <p>iv) risk identification, assessment and identification of mitigation measures;</p> <p>v) ongoing monitoring, management review and certified updates (as required); and</p> <p>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</p>	<p>a) Prior to commencing work for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	<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>	b) During construction
104.	<p>Erosion and Sediment Management</p> <p>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:</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>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
105.	<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 adopted 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 survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Site Works		
106.	<p>Earthworks – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed earthworks plans, certified by a 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> and ii) the approved plans. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; 	a) Prior to commencing earthworks for the relevant stage

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> ii) accord with the Erosion and Sediment Control Plans, as required by condition 104 – 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. <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 survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
107.	<p>Acid Sulfate Soils (ASS)</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 or during earthworks for the relevant stage</p> <p>b) During earthworks</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
108.	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>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Traffic and Transport		
109.	Vehicle Access a) Construct vehicle crossover{s): i) located generally in accordance with the approved plans; and ii) designed generally in accordance with <i>BCC’s Technical Standards (Latest Version)</i> b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or survey plan endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
110.	Car Parking Submit to EDQ IS, plans demonstrating that the provision of parking, garages and private roads (including aisle extensions) are in accordance with the Approved Plans, which are generally in accordance with <i>AS2890.1</i> .	Prior to commencement of works
Utilities and Servicing		
111.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> ; and ii) the approved Engineering Services and Infrastructure Report, Revision A, dated 16/08/2022, Section 7.	a) Prior commencing water reticulation work for the relevant stage

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> b) Construct water reticulation 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 a 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) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information. 	<ul style="list-style-type: none"> b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
112.	Sewer Reticulation	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Engineering Services and Infrastructure Report, Revision A dated 16/08/2022, Section 8. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: <ul style="list-style-type: none"> i) Urban Utilities service connection current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information. 	<ul style="list-style-type: none"> a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
113.	Stormwater Management (Quality)	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) the approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022. 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 a RPEQ, including an asset register, in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA development conditions		
No.	Condition	Timing
114.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity;</i></p> <p>ii) The approved Site Based Stormwater Management Plan, Ref: 301050214–BRI–C_SBSMP, Rev A and dated 16/08/2022; and</p> <p>iii) The approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
115.	<p>Flood Management</p> <p>The applicant must construct the proposed development generally in accordance with the supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.</p>	All times following commencement of use
116.	<p>Habitable Floor Levels</p> <p>For all dwellings the minimum height for all habitable floor levels must be constructed in accordance with the approved Engineering and Infrastructure Report, Ref: 301050214–BRI–C–ER–D, Revision A dated 16/08/22, Section 4 and supporting document Flood Assessment Report, Yeronga Priority Development Area – Parkside Yeronga prepared by Stantec for EDQ, Version V03 and dated 06 September 2022.</p> <p>Any conflicts identified between the reports, the Parkside Yeronga report dated 06 September 2022 V03 will supersede the other one.</p>	All times following commencement of use
117.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
118.	<p>Telecommunications</p> <p>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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
119.	<p>Broadband</p> <p>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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Other		
120.	<p>Accessible Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 25% accessible dwellings (silver standard as per the Liveable Housing Design Guidelines – Second Edition) of any given stage, 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>	<p>Prior to commencement of use or survey plan endorsement, whichever occurs first</p>
121.	<p>Sustainability and Efficiency</p> <p>a) Submit to EDQ IS evidence to demonstrate that the building design and construction planning phase is consistent with the achievement of a 4 Star Green Star rating under the Green Building Council of Australia (GBCA) Design and As Built rating tool (or equivalent GBCA tool as agreed by EDQ IS). The evidence is required to be prepared by a suitably qualified person that is a Green Star Accredited Professional.</p> <p>b) Construct and maintain the development in accordance with the documentation submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS evidence to confirm that the requirements of part a) of the condition have been met, including submission of 4 Star “As-Built” rating certification from the GBCA.</p>	<p>a) Prior to the commencement of building works</p> <p>b) During construction and ongoing</p> <p>c) Prior to commencement of use</p>

PDA development conditions		
No.	Condition	Timing
122.	<p>Acoustic Treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in section 7.1.5 of the following approved document:</p> <p>i) JGL – Parkside Yeronga – Acoustics Report – Development Application, prepared by Stantec, Ref: 301050318 dated 16/08/2022</p> <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 or survey plan endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or survey plan endorsement, whichever occurs first</p>
123.	<p>Landscaping and Maintenance Plan – Compliance Assessment</p> <p>a) Submit to the EDQ DA for Compliance Assessment detailed landscape plans, certified by an AILA, generally in accordance with the approved plans, for all landscaping elements within common property. The detailed plans are to identify:</p> <p>i) The interface relationship with adjoining sites, buildings (existing and planned future) and infrastructure where applicable;</p> <p>ii) Proposed finished levels and grades, including sections;</p> <p>iii) Finishes, treatments and landscaping including species, size and location;</p> <p>iv) The location and specification of all proposed deep planting and tree species;</p> <p>v) Locations of proposed drainage and stormwater and details and specifications of any water sensitive urban design treatments;</p> <p>vi) Details and locations of any proposed structures, including furniture, seating, shade structures and bin screening devices; and</p> <p>vii) a plan that demonstrates the provision of appropriate sight distance, with consideration of landscaping plans, and demonstrating that all landscaping within sightlines will be provided in a way that does not obstruct sight distance (i.e., clear trunk with a mature trunk diameter <100mm), especially at the interface between public road network and lots (particularly for Lots 21 and 22), and for resident driveways in Lot 10 and Lot 6.</p> <p>b) Submit to EDQ DA, a Landscape Maintenance Plan for all landscape areas as identified in the plans submitted under part a) of this condition. The plan is to include:</p> <p>i) The maintenance arrangements, including responsible parties, to ensure the landscape as approved under part a) of this condition is adequately maintained throughout the life of the approval.</p> <p>c) Carry out the landscape works in accordance with the endorsed plans required under part a) of this condition.</p>	<p>a) Prior to the commencement of landscape works</p> <p>b) Prior to the commencement of landscape works</p> <p>c) Prior to commencement of use</p>

PDA development conditions		
No.	Condition	Timing
	d) Submit to EDQ DA, written evidence, certified by an AILA that the works endorsed under part a) of this condition have been completed	d) Prior to commencement of use
124.	<p>Community Management Statement</p> <p>Any proposed Community Management Statement for the approved development must:</p> <ul style="list-style-type: none"> • Include a clause stating the rights and obligations of all parties in relation to the ongoing management and maintenance of shared private infrastructure (e.g. Stormwater drainage, access driveways) within common property and identify any applicable easements; • Note the maintenance obligations required for the landscaping areas within common property as approved via Compliance Assessment through Condition 123. • State that refuse and recycling bins are to be stored and collected from the nominated refuse storage and collections points where shown on the approved plans, or via kerbside collection otherwise. 	Prior to endorsement of the survey plan for the relevant stage and to be maintained
Surveying, Land Transfers and Easements		
125.	<p>Easements over Infrastructure</p> <p>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.</p> <p>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.</p>	At registration of survey plan for the relevant stage
126.	<p>High Density Development Easements (lots $\leq 450\text{m}^2$ in area)</p> <p>a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction.</p> <p>b) Register all high density development easements required under part a) of this condition.</p> <p><i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i></p>	<p>a) At or prior to survey plan endorsement for the relevant stage</p> <p>b) At registration of survey plan for the relevant stage</p>
Infrastructure Contributions		
127.	<p>Infrastructure Charges</p> <p>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.</p>	In accordance with the DCOP

ADVICE

Stormwater Easement Nuisance

The stormwater infrastructure has been designed along the Lot 10 Villa Street frontage taking into consideration 50% blockage factor. The south/east corner of Lot 10 has a chance of stormwater ponding and future owners shall be notified prior to purchase.

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 ****