



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

Our ref: DEV2021/1234  
Your ref: 21-0116

23 August 2023

Honeycombes Development Pty Ltd  
Att: Mr Andrew Dowling  
GPO Box 1223  
BRISBANE QLD 4001

Dear Mr Dowling

**DEV2023/1383 – S89(1)(a) Approval of PDA development application**

**PDA Development Application DEV2023/1383 for Development Permit for a Material Change of Use for a Retirement Facility and Multiple Dwelling, Community Use (Community Centre), Food and Drink Outlet (Café) and Sales Office at 10 Honeyeater Circuit, Oxley described as Lot 302 on SP326512**

On 23 August 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Jennifer Davison on (07) 34527127 or at [Jenniferdavison@dsdilgp.qld.gov.au](mailto:Jenniferdavison@dsdilgp.qld.gov.au)

Yours sincerely

Amanda Dryden  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

| Site information                        |  |                  |
|---|--|------------------|
| Name of priority development area (PDA) | Oxley Priority Development Area  |                  |
| Site address                            | 10 Honeyeater Circuit, Oxley   |                  |
| Lot on plan description                 | Lot number   | Plan description |
|   | 302  | SP326512         |
| PDA development application details     |  |                  |
| DEV reference number                    | DEV2023/1383   |                  |
| 'Properly made' date                    | 6 March 2023   |                  |
| Type of application                     | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Application to change PDA development approval</li> <li><input type="checkbox"/> Application to extend currency period</li> </ul> |                  |
| Proposed development                    | Material Change of Use for a Retirement Facility and Multiple Dwelling, Community Use (Community Centre), Food and Drink Outlet (Café) and Sales Office  |                  |
| PDA development approval details        |  |                  |
| Decision of the MEDQ                    | The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.   |                  |
| Decision date                           | 23 August 2023   |                  |
| Currency period                         | 6 years from the date of the decision  |                  |

## PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following provisions apply.

### OPERATIONAL PROVISIONS

#### 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.
- 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.

**DCOP** means the Oxley PDA Development Charges and Offset Plan.

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

**EDQ** means Economic Development Queensland.

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

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

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

## OPERATIONAL PROVISIONS

**PDA** means Priority Development Area.

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

**ELECTRICAL VEHICLE CHARGING TERMS** included in this development permit have the following meanings:

- a) **BASIC (SLOW) CHARGERS** means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.
- b) **DC (FAST) CHARGERS** means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.
- c) **DESTINATION (FASTER) CHARGERS** means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.
- d) **DESTINATION (REGULAR) CHARGER** means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.
- e) **ELECTRICAL CAPACITY MEANS:**
  - (i) Sufficient capacity at the development's main switchboard, and
  - (ii) Sufficient number and capacity of distribution boards to serve the relevant number of parking spaces for each area / level and,
  - (iii) Wiring from the main switchboard to the dedicated distribution boards
- f) **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.
- g) **LOAD MANAGEMENT** means the capacity to control and manage the electrical output per EVSE at a minimum performance of 12kWh available per day per parking space within a minimum 8-hour timeframe, (typically 9am-5pm and or 11pm-7am in residential, and 9am-5pm in workplace/retail).
- h) **MEDIUM TO LONG-TERM PARKING** for the purposes of electric vehicle charging, means any other parking that is not short term.
- i) **SHORT-TERM PARKING** for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

## OPERATIONAL PROVISIONS

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

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

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

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

## OPERATIONAL PROVISIONS

### SUBMITTING DOCUMENTATION TO EDQ

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

- a) EDQ DA at: [pdadevelopmentassessment@dsdti.qld.gov.au](mailto:pdadevelopmentassessment@dsdti.qld.gov.au).
- b) EDQ IS at: [prepostconstruction@dsdti.qld.gov.au](mailto:prepostconstruction@dsdti.qld.gov.au).

## APPROVED DOCUMENTS AND CONDITIONS OF APPROVAL

### 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 |   | Reference  | Date  |
|------------------------------|---|--|---|
| 1.                           | Architectural Plans, prepared by Conrad Gargett   | Project 13886, Issue 4, Drawing SD-DR-AR-DA-000 (34 pages) | 25 June 2021 and marked up in red on 25/07/2023 |
| 2.                           | Landscape Package, prepared by Place Design Group   | Project Number 1021043, Revision 01                        | 21/12/2022 and marked up in red 25/07/2023      |
| 3.                           | Traffic Impact Assessment – Technical Note, prepared by TTM   | 21BRT0290  | 9 February 2023                                 |
| 4.                           | Site Based Stormwater Management Plan and Engineering Services Report, prepared by ACOR Consultants | BR220217, Issue 03   | 4/11/2022 and marked up in red 25/07/2023       |
| 5.                           | GA Basement Floor Plan prepared by Conrad Gargett   | Project 18386, Issue 11                                    | 14.07.2023                                      |
| 6.                           | GA Ground Floor Plan prepared by Conrad Gargett   | Project 18386, Issue 12.                                   | 14.07.2023 and marked up in red 25/07/2023      |
| 7.                           | Oxley PDA Community Centre Building Management Plan   | 21/09/2022   | 21/09/2022 and marked up in red 25/07/2023      |

### Supporting plans and documents

The following plans and documents are referred to in the PDA development conditions in this PDA decision notice but are not Approved plans and documents.

|    |   |                        |            |
|----|---|------------------------|------------|
| 8. | Bushfire Management Plan – Proposed Development – Oxley Parkside, 53 Seventeen Mile Rocks Road, Oxley | Report 19061, Final V4 | 20.08.2022 |
|----|---|------------------------|------------|

| PDA Development Conditions |  |   |
|----------------------------|--|---|
| No.                        | Condition  | Timing  |
| <b>General</b>             |  |   |
| 1.                         | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.   | Prior to commencement of use or BFP endorsement, whichever occurs first.  |
| 2.                         | <b>Maintain the Approved Development</b><br><br>Maintain the approved development generally in accordance with 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.   |
| <b>Planning and Design</b> |  |   |
| 3.                         | <b>Plans and Drawings – Compliance Assessment</b><br><br>a) Submit to EDQ DA for Compliance Assessment updates to the following approved documents:<br>i) Architectural Plans, prepared by Conrad Gargett;<br>ii) Site Based Stormwater Management Plan and Engineering Services Report, prepared by ACOR Consultants; and<br>iii) Landscape Package, prepared by Place Design Group.<br><br>The plans are to reflect the general arrangement shown on the approved GA Ground Floor Plan (which also is required to be amended to show unimpeded swept path) and GA Basement Plan prepared by Conrad Gargett.  | Prior to the commencement of building works.  |
| 4.                         | <b>Community Use Management Plan – Compliance Assessment</b><br><br>a) Maintain the land use in accordance with:<br>i) The approved Oxley PDA Community Centre Building Management Plan; or<br>ii) An updated Management Plan approved by EDQ DA under the Compliance Assessment process specified in this development permit.<br><br>b) Submit to EDQ DA evidence that the Management Plan has been enacted via body corporate arrangements.<br><br>c) Where an updated Management Plan is required, submit to EDQ DA for Compliance Assessment the updated Management Plan. The updated management plan is to address the following:<br>i) Details of the intended ownership and management; | a) At all times.<br><br><br>b) Within 10 business days of asset hand over or the commencement of the use, as appropriate.<br><br>c) As indicated. |

| PDA Development Conditions |  |   |
|----------------------------|--|---|
| No.                        | Condition  | Timing  |
|                            | <ul style="list-style-type: none"> <li>ii) Days and operating hours of the community facility;</li> <li>iii) How public access and community organisations ability to use the community facility will be maintained at all times during normal operating hours and outside the operating hours where sought;</li> <li>iv) Arrangements to maintain the use as a community facility for the life of the land use;</li> <li>v) Arrangements for hire of the facilities, with specifications for discounted fees for use of the facility by community organisations (in whole or in part);</li> <li>vi) Engagement strategy for securing a diverse range of user groups;</li> <li>vii) Timing of any asset hand-over;</li> <li>viii) Details of any off-defects / off-maintenance period associated with hand-over (as needed); and</li> <li>ix) Arrangements for securing public access rights to the building and adjoining the community centre (including access hours).</li> </ul> |   |
| 5.                         | <p><b>Hours of Operation – Food and Drink Outlet (Café)</b></p> <p>Hours of operation are to be limited to 6am to 10pm from Monday to Saturday; and 7am to 7pm on Sundays and public holidays.</p>   | At all times following commencement of use.   |
| 6.                         | <p><b>Sales Office Management Plan – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment, a Sales Office Management Plan, including: <ul style="list-style-type: none"> <li>i) Location of the Sales Office;</li> <li>ii) Operating hours;</li> <li>iii) Maximum allowable duration within the Community use building;</li> <li>iv) Details of alternative locations when the Community use commences;</li> <li>v) Location of parking bays to be reserved for Sales office purposes;</li> <li>vi) Confirmation of the timeframe for the cessation of the use.</li> </ul> </li> <li>b) Maintain the Sales office in accordance with the Management Plan approved under part a) of this condition.</li> <li>c) Submit to EDQ IS evidence that the Sales office use has ceased prior to the completion of the staged development.</li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to the commencement of building works.</li> <li>b) For the duration of the use.</li> <li>c) As required in the approved management plan in a).</li> </ul> |



| PDA Development Conditions |   |   |
|----------------------------|---|---|
| No.                        | Condition   | Timing  |
| 7.                         | <b>Sustainability – Certification Standards – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment documentation to demonstrate that the approved development will be consistent with the achievement of a 4-star Green Star rating under the Green Building Council of Australia (GBCA) Green Star Buildings tool (v1 - Revision B).</li> <li>b) Carry out all construction work generally in accordance with the documentation approved under part a) of this condition.</li> <li>c) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</li> </ul>   | <ul style="list-style-type: none"> <li>a) Prior to the commencement of building works.</li> <li>b) During construction.</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</li> </ul> |
| 8.                         | <b>Sustainability – Electric Vehicle Readiness</b> <ul style="list-style-type: none"> <li>a) Provide electric vehicle readiness in the development as follows: <ul style="list-style-type: none"> <li>i) Electrical distribution boards dedicated to serving electric vehicle charging at a rate of one (1) distribution board per 24 spaces per each storey of carpark, and for each of these distribution boards; <ul style="list-style-type: none"> <li>- have a charging control system with the ability to manage and schedule charging of electric vehicle in response to total demand.</li> <li>- have capacity for each circuit to support an electric vehicle charger able to deliver minimum 12 kWh from 11:00pm and 7:00am daily.</li> <li>- sized to enable the future installation of a 7kw (32A) type 2 electric vehicle charger in 100% of the car parking spaces.</li> </ul> </li> <li>ii) Provision of conduits/cable trays to 100% of the parking spaces to support a)(i) above.</li> <li>iii) designed with regard to fire retardance and ventilation.</li> </ul> </li> <li>b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</li> </ul> | Prior to endorsement of the BFP or commencement of the use, whichever occurs first.   |
| 9.                         | <b>Landscape Works – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment detailed landscape plans, prepared and certified by an experienced AILA. The detailed landscape plans are to be generally in accordance with the approved documents (including the architectural design plans), are to show all materials and finishes for the</li> </ul>   | <ul style="list-style-type: none"> <li>a) Prior to commencement of site works.</li> </ul>   |

| PDA Development Conditions |  |        |
|----------------------------|--|--------|
| No.                        | Condition  | Timing |
|                            | <p>development (including streetscape), and include the following:</p> <p><u>Planting – generally</u></p> <ul style="list-style-type: none"> <li>i) Demonstrate a minimum of 5% of the site will be utilised for Deep Planting;</li> <li>ii) Plant species, with planting on the northern boundary being chosen in accordance with bushfire resilient species guidelines and taking into account the Bushfire Management Plan referenced in this development permit;</li> <li>iii) Pot sizes, locations, mature heights and widths;</li> <li>iv) Planting, soil / media, mulch specifications to be utilised in landscape features;</li> <li>v) Details for areas to be irrigated; and</li> <li>vi) A maintenance plan.</li> </ul> <p><u>Planting associated with the Community use</u></p> <ul style="list-style-type: none"> <li>vii) Updated details to provide an inviting entry statement to the building from the street to the south and the internal “pocket park” to the north;</li> <li>viii) Updated footpath alignments and surface treatments to match the footpath(s) from the adjoining site to the west, leading towards the Community use.</li> </ul> <p><u>Planting located on built form (where applicable)</u></p> <ul style="list-style-type: none"> <li>ix) Podium planter details demonstrating the following minimum media depths can be achieved: <ul style="list-style-type: none"> <li>1. Minimum 300mm for ground covers that have a mature height of 200mm or less;</li> <li>2. For ground covers with a mature height of 200mm or more, suitable depth to support plant growth and longevity, as per media depth requirements established through Compliance Assessment;</li> <li>3. Minimum 500mm for shrubs that have a mature height of 200mm or more;</li> <li>4. Trees – 1,200-1,500mm, designed to support the health and longevity the selected tree species, as determined through the Compliance Assessment process.</li> </ul> </li> <li>x) Specifications of planter design, including media types that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements.</li> </ul> <p><u>Wayfinding and pedestrian accessibility</u></p> <ul style="list-style-type: none"> <li>xi) Design responses to desire lines, surface treatments and landscape design to promote intuitive movement, lighting, signage, and CPTED responses.</li> </ul> |        |

| PDA Development Conditions     |   |   |
|--------------------------------|---|---|
| No.                            | Condition   | Timing  |
|                                | <p>xii) Details of equitable access provision to all building entrances, and appropriate grades and resting points associated with pathways between buildings. This includes the path between the community use facility and the adjoining Residential care facility to the west of the site. The relevant Australian Standards for accessible design are to be addressed as part of this documentation.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an AILA that the landscape works have been constructed generally in accordance with part a) of this condition.</p> | <p>b) During construction.</p> <p>c) Prior to commencement of use.</p>                          |
| 10.                            | <p><b>Bushfire Management and Mitigation</b></p> <p>a) Submit to EDQ IS, written confirmation from a suitably qualified professional that the radiant heat exposure to Buildings 3 and 4 will not exceed 10kW/m<sup>2</sup> and will be maintained at this level, taking into account the drainage reserve to the north of the subject site and the buffer between the drainage reserve and building 3 and 4.</p> <p>b) Maintain the development in accordance with any mitigation or maintenance requirements identified as part of the evidentiary requirements specified in part a) of this condition.</p>   | <p>a) Prior to the commencement of building works for Buildings 3 and 4.</p> <p>b) Ongoing.</p> |
| 11.                            | <p><b>Equitable Access</b></p> <p>Submit to EDQ IS evidence that equitable access is provided from the main points of the pedestrian entry at the allotment boundary to all building entrances, and from any required accessible carparking space on the site.</p>  | <p>Prior to commencement of use or BFP endorsement, whichever occurs first.</p>                 |
| <b>Construction Management</b> |   |   |
| 12.                            | <p><b>Hours of Work – Construction</b></p> <p>Unless otherwise endorsed via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>   | <p>During construction unless otherwise endorsed.</p>   |
| 13.                            | <p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form<sup>3</sup>.</p>   | <p>Minimum of 10 business days prior to proposed out of hours work commencement date.</p>       |

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

| PDA Development Conditions |   |                              |
|----------------------------|---|------------------------------|
| No.                        | Condition   | Timing                       |
| 14.                        | <b>Certification of Operational Works</b><br><br>Carry out all Operational Works under this approval, including those associated with any contributed and non-contributed assets, in accordance with the <i>Certification Procedures Manual</i> .   | At all times.                |
| 15.                        | <b>Construction Management Plan</b><br><br>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: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management:               <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> | a) Prior to commencing work. |

| PDA Development Conditions |  |   |
|----------------------------|--|---|
| No.                        | Condition  | Timing  |
|                            | b) A copy of the CMP submitted under part a) of this condition must be current and available on site.<br><br>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.  | b) During construction.<br><br>c) During construction.      |
| 16.                        | <b>Erosion and Sediment Management</b><br><br>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></li> </ul> b) Implement the certified ESCP submitted under part a) of this condition.  | a) Prior to commencing work.<br><br>b) During construction. |
| 17.                        | <b>Construction Traffic Management Plan</b><br><br>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.<br><br><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</i> | a) Prior to commencing work<br><br>b) During construction   |

| PDA Development Conditions |   |   |
|----------------------------|---|---|
| No.                        | Condition   | Timing  |
|                            | <i>recommended that applicants engage directly with the applicable road manager.</i>  |   |
| 18.                        | <p><b>Construction Noise Management Plan</b></p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p> | <p>a) Prior to commencing work</p> <p>b) During construction.</p> <p>c) As indicated.</p>   |
| 19.                        | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development, including street trees and verge landscape elements.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. Removal of street trees or verge landscape elements requires compensatory installation of equivalent / 'like-for-like' landscape elements.</p>   | <p>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> |



| PDA Development Conditions |  |  |
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| No.                        | Condition  | Timing   |
| 21.                        | <b>Acid Sulfate Soils</b> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time.</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>  | <p>a) Prior to commencement of earthworks</p> <p>b) During civil works</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>  |
| <b>Engineering</b>         |  |  |
| 22.                        | <b>Retaining Walls</b> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50-year design life;</li> <li>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>);</li> <li>iii) located and designed generally in accordance with the approved plans and documents.</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p> | <p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> |
| 23.                        | <b>Vehicle Access</b> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the vehicle crossover:</p> <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with Council's adopted standards</li> </ul>   | <p>a) Prior to the commencement of civil works.</p>  |



| PDA Development Conditions |  |   |
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| No.                        | Condition  | Timing  |
|                            | <p>b) Construct the crossover in accordance with Part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>  | <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> |
| 24.                        | <p><b>Car Parking – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment a detailed car park and internal pedestrian connectivity designs, certified by an RPEQ and supported by a technical memorandum. The certified plans are to be prepared generally in accordance with Australian Standard AS2890 – Parking Facilities and include the following outcomes:</p> <ul style="list-style-type: none"> <li>i) Signage and line-marking to facilitate safe interaction between refuse/servicing vehicles and passenger vehicles, supported by swept path analysis.</li> <li>ii) Safety assessment undertaken for all pedestrian paths and crossings where interaction occurs with motor vehicles, including services vehicles and other rigid vehicles expected to attend site. Should safety assessment determine that concept designs requirement amendments to ensure safety, car park designs must be amended to eliminate or appropriate mitigate safety issues. Signage, line-marking and other measures required to address issues identified by the assessment.</li> <li>iii) include any amendments in accordance with the approved stormwater designs under condition 30.</li> </ul> <p>b) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities, the approved plans and documentation endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with parts a) and b) of this condition.</p> | <p>Prior to commencement of use or BFP endorsement, whichever occurs first.</p>   |
| 25.                        | <p><b>Bicycle Parking</b></p> <p>Construct, sign and delineate any bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p>   | <p>Prior to commencement of use or BFP endorsement, whichever occurs first.</p>   |

| PDA Development Conditions |   |   |
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| 26.                        | <b>Outdoor Lighting</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed drawings, certified by a RPEQ or a member of the Illuminating Engineering Society of Australia and New Zealand, for the outdoor lighting system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces;’ and</li> <li>ii) Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.</li> </ul> </li> <li>b) Install lighting works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS RPEQ certification confirming lighting has been installed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>                             | <ul style="list-style-type: none"> <li>a) Prior to commencement of lighting works.</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</li> </ul>   |
| 27.                        | <b>Water Connection</b> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>  | Prior to commencement of use or BFP endorsement, whichever occurs first.  |
| 28.                        | <b>Sewer Connection</b> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>  | Prior to commencement of use or BFP endorsement, whichever occurs first.  |
| 29.                        | <b>Stormwater Management (Quality)</b> <ul style="list-style-type: none"> <li>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"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality;</i> and</li> <li>ii) Approved Site Based Stormwater Management Plan and Engineering Services Report, prepared by Acor Consultants, issue no. 3 dated 4/11/2023.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works.</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</li> </ul> |

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| No.                        | Condition  | Timing   |
| 30.                        | <p><b>Internal Stormwater Management (Quantity) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the internal stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; and</li> <li>ii) Approved Site Based Stormwater Management Plan and Engineering Services Report, prepared by Acor Consultants, issue no. 3 dated 4/11/2022.</li> </ul> <p>The designs are required to address the following:</p> <ol style="list-style-type: none"> <li>1. Method of conveyance of flow along the northern boundary to the eastern legal point of discharge (swale or similar) to convey flows, including in the event of blockage of the field inlet pits or flows in excess of the piped drainage design rainfall event.</li> <li>2. Stormwater overland flow and surcharged pipe flow conveyed to a single stabilised outlet on the north-western boundary, without overtopping into neighbouring properties for all events up to 1% AEP.</li> <li>3. Internal drainage structures and scour protection required to ensure no internal or external damage resulting from the stormwater flow.</li> <li>4. Overland flow and surcharged pipe flow to be directed to a rock lined chute to convey flow from the property boundary to the external detention basin.</li> <li>5. The discharge characteristics across the northern boundary (flow depth, width, quantity, velocity) are required to be compatible with the design of the rock chute and not result in flow outside of the rock chute capacity for flows up to 1% AEP.</li> <li>6. All stormwater design aspects are to include appropriate consideration of blockage, hazard assessment and safety signage/fencing in accordance with QUDM.</li> <li>7. Connection to the underground lawful point of discharge demonstrating: <ul style="list-style-type: none"> <li>A) Low flow (3 month ARI) diversion pipe to existing bioretention basin 1;</li> <li>B) Balance pipe flow (2 year ARI) diversion via pipe to existing flood basin 1;</li> <li>C) Balance flow overland component addressed in accordance with Condition 30;</li> </ul> </li> </ol> | <p>a) Prior to commencement of stormwater works.</p> |

| PDA Development Conditions |  |   |
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| No.                        | Condition  | Timing  |
|                            | <p>D) 'No-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance; and</p> <p>E) General accordance with Council's current adopted standards.</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>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> |
| 31.                        | <p><b>Flooding</b></p> <p>a) Construct the development with flood immunity as required by Council standards and Queensland Urban Drainage Manual, in accordance with approved report Site Based Stormwater Management Plan and Engineering Services Report, prepared by Acor Consultants, dated 4/11/2022, summarised as follows:</p> <p>i) 1% AEP – Entrances, outdoor car park, vehicle access and manoeuvring areas, emergency egress path</p> <p>ii) 1% AEP + 500mm – non-habitable floor levels, essential electrical services</p> <p>iii) 0.2% AEP – Habitable floor levels</p> <p>b) Maintain the development in accordance with flood immunity requirements for habitable rooms.</p> | <p>a) Prior to the commencement of use</p> <p>b) At all times</p>   |
| 32.                        | <p><b>Electricity</b></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 commencement of use or BFP endorsement, whichever occurs first.</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> |
| 33.                        | <p><b>Telecommunications</b></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>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>  |

| PDA Development Conditions |   |  |
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| No.                        | Condition   | Timing   |
|                            | b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.   | b) Prior to commencement of use or BFP endorsement, whichever occurs first.  |
| <b>34.</b>                 | <b>Broadband</b><br><br>a) Submit to EDQ IS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:<br>i) The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> ; and<br>ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.<br><br>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition. | a) Prior to commencement of use or BFP endorsement, whichever occurs first.<br><br>b) Prior to commencement of use or BFP endorsement, whichever occurs first. |
| <b>35.</b>                 | <b>Refuse Collection</b><br><br>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.<br><br>b) Implement the refuse collection arrangements submitted under part a) of this condition.  | a) Prior to commencement of use or BFP endorsement, whichever occurs first.<br><br>b) At all times following commencement of use.                              |
| <b>36.</b>                 | <b>Easements over Infrastructure</b><br><br>Where applicable, 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.<br><br>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.  | Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.  |
| Infrastructure Planning    |   |  |
| <b>37.</b>                 | <b>Infrastructure Charges</b><br><br>Pay to the MEDQ infrastructure charges in accordance with the Oxley PDA DCOP, indexed to the date of payment.<br><br>Certified construction plans detailing the GFA are to be provided to the MEDQ prior to commencement of use for calculation of final charges.  | In accordance with the DCOP.   |

## **ADVICE**

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

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**\*\* End of Package \*\***