



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

Our ref: DEV2022/1334

28 August 2023

69 Shore St Pty Ltd
C/- Murray Bell Planning Co
Att: Mr Brock Acworth
Level 54, 111 Eagle Street
BRISBANE QLD 4000

Email: brock@mbplanning.com.au

Dear Mr Bell

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for 10 Multiple Dwellings at 67 and 69 Shore Street East, Cleveland described as Lots 12 and 13 on C14563

On 28 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@dsdlgp.qld.gov.au, who will assist.

Yours sincerely

Carolyn Mellish
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Toondah Harbour PDA	
Site address	67 and 69 Shore Street East, Cleveland	
Lot on plan description	Lot number	Plan description
	12 & 13	C14563

PDA development application details	
DEV reference number	DEV2022/1334
'Properly made' date	26 September 2022
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Material change of use<ul style="list-style-type: none"><input type="checkbox"/> Preliminary approval<input checked="" type="checkbox"/> Development permit<input type="checkbox"/> Reconfiguring a lot<ul style="list-style-type: none"><input type="checkbox"/> Preliminary approval<input type="checkbox"/> Development permit<input type="checkbox"/> Operational work<ul style="list-style-type: none"><input type="checkbox"/> Preliminary approval<input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Development Permit for the material change of use for 10 Multiple Dwelling Units.

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Decision date	28 August 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
Architectural Plans prepared by RC Design			
1.	Cover Page	00.1 – REV E6	05.08.2023
2.	SITE LOCATION	01-1 – REV E6	05.08.2023
3.	SURVEY PLAN	01-2 – REV E6	05.08.2023
4.	SITE PLAN	01-3 – REV E6	05.08.2023

5.	LANDSCAPE PLAN	01-4 – REV E6	05.08.2023
6.	3D PERSPECTIVE	00.2 – REV E6	05.08.2023
7.	3D PERSPECTIVE	00.3 – REV E6	05.08.2023
8.	3D INDICATIVE BUILDING1	00.4 – REV E6	05.08.2023
9.	3D INDICATIVE BUILDING1	00.5 – REV E6	05.08.2023
10.	3D INDICATIVE BUILDING2	00.6 – REV E6	05.08.2023
11.	3D INDICATIVE BUILDING2	00.7 – REV E6	05.08.2023
12.	3D INDICATIVE BUILDING3	00.8 – REV E6	05.08.2023
13.	3D INDICATIVE BUILDING3	00.9 – REV E6	05.08.2023
14.	GROUND FLOOR	02-1 – REV E6	05.08.2023
15.	FIRST FLOOR	02-2 – REV E6	05.08.2023
16.	SECOND FLOOR	02-3 – REV E6	05.08.2023
17.	THIRD FLOOR	02-4 – REV E6	05.08.2023
18.	FOURTH FLOOR	02-5 – REV E6	05.08.2023
19.	SITE ELEVATIONS	03-1 – REV E6	05.08.2023
20.	SITE ELEVATIONS	03-2 – REV E6	05.08.2023
21.	SITE SECTIONS	03-3 – REV E6	05.08.2023
22.	SITE SECTIONS	03-4 – REV E6	05.08.2023
23.	SITE SECTIONS	03-5 – REV E6	05.08.2023
24.	BUILDING 1 ELEVATIONS	03-6 – REV E6	05.08.2023
25.	BUILDING 1 ELEVATIONS	03-7 – REV E6	05.08.2023
26.	BUILDING 2 ELEVATIONS	03-8 – REV E6	05.08.2023
27.	BUILDING 2 ELEVATIONS	03-9 – REV E6	05.08.2023
28.	BUILDING 3 ELEVATIONS	03-10 – REV E6	05.08.2023
29.	BUILDING 3 ELEVATIONS	03-11 – REV E6	05.08.2023
30.	SECTION 01	03-12 – REV E6	05.08.2023
31.	SECTION 02	03-13 – REV E6	05.08.2023
32.	SECTION 03	03-14 – REV E6	05.08.2023
33.	SECTION 04	03-15 – REV E6	05.08.2023
34.	SECTION 05	03-16 – REV E6	05.08.2023
Landscape Concept Plan prepared by Seed Landscape Design			
35.	Specifications	221204 – 02 – Issue a	28.02.2023
36.	Planting palette	221204 – 03 – Issue a	28.02.2023
37.	Concept plan	221204 – 04 – Issue b	10.05.2023
38.	Concept plan	221204 – 05 – Issue b	10.05.2023
39.	Landscape planting	221204 - 06 – Issue a	28.02.2023
Other Plans			
40.	Arboricultural Impact Assessment prepared by Independent Arboricultural Services (as amended in red)	IAS9913 – Rev 4	23 May 2023 and amended in red on 25 July 2023

41.	Transport Engineering Report prepared by TTM	23BRT0823	20 February 2023
42.	Concept Services Sketch (as amended in red)	CW22001-SK01	19.08.2022 and amended in red on 25 July 2023
43.	Concept Earthworks Sketch	CW22001-SK10	30.01.2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

ADOPTED RESOLUTION means Redland City Council Adopted Infrastructure Charges Resolution (No. 2.2) 2015, which took effect on and from 24 September 2015. For clarity, 'Adopted Resolution' does not include any changes to this resolution, nor any resolution or other instrument that replaces this resolution.

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

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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

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

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

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

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.

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.

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.

ELECTRICAL CAPACITY means:

- a. Sufficient capacity at the development's main switchboard, and
- b. Sufficient number and capacity of distribution boards to serve the relevant number of parking spaces for each area / level and,
- c. Wiring from the main switchboard to the dedicated distribution boards

EP Act means the *Environmental Protection Act 1994*.

EVSE means the charging unit affixed to the building or car park used to transfer electricity to the vehicle.

IA means the Agreement executed by Walker Toondah Harbour Pty Ltd, Redland City Council and Minister for Economic Development Queensland in effect on 17 February 2016.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

Initial Yield means the following yield:

- | | |
|---|--|
| • Apartments: | 3,277 dwellings |
| • Residential Lots: | 161 lots |
| • Hotel: | 157 room / 5,192m ² GFA convention space. |
| • Retail (including inside New Ferry Terminal): | 5,620m ² GFA |
| • Commercial: | 2,495 m ² GFA |
| • Marina Berth: | 342 berths in marina lot |

LTA means *Land Title Act 1994*.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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.

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: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.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
1	Carry out the Approved Development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first.
2	Maintain the Approved Development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
Construction Management		
3	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5	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
6	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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> 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. <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>
7	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> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the State Planning Policy 2017 (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</p> <p>b) During construction</p>
8	Traffic Management Plan <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>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 	<p>a) Prior to commencing work</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	<p>Construction Noise Management Plan</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"> i) Section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) Section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) Section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) Section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) Section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
10	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public</i></p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
	<i>infrastructure both before and after works carried out in association with the approved development.</i>	
Engineering		
11	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved Concept Earthworks Sketch, Drawing CW22001-SK10 B, prepared by Civil Works Engineers. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; include the location and finished surface levels of any cut and/or fill; detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide details of any areas where surplus soils are to be stockpiled; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and any unsuitable material encountered has been treated or replaced with suitable material. 	<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>
12	<p>Acid Sulfate Soils Management Plan</p> <p>a) Submit to EDQ IS an Acid Sulfate Soils (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>a) Prior to commencement of or during earthworks</p>

PDA development conditions		
No.	Condition	Timing
	<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>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>
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:</p> <ol style="list-style-type: none"> be certified to achieve a minimum 50-year design life; be designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); include cross and longitudinal sections & elevations and details of material of boundary fences be located and designed generally in accordance with: <ol style="list-style-type: none"> CW22001-SK10 dated 30.01.2023 Considerations specified within the approved Arborist Report Impact Assessment prepared by Independent Arboricultural Services. <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>
14	<p>Shore Street East Upgrade – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment functional layout plans, certified by a RPEQ, for road upgrade works on Shore Street East for the full frontage of the site. The RPEQ certified engineering plans must be designed generally in accordance with:</p> <ol style="list-style-type: none"> EDQ PDA Guideline No. 13 <i>Engineering Standards</i> EDQ PDA Guideline No. 6 - Street and Movement Network; and Council's Standards for road design for a Neighbourhood Connector. <p>The functional road layout design shall include:</p> <ol style="list-style-type: none"> 7m carriageway Kerb and channel Line marking and signage 	<p>a) Prior to commencing roadworks</p>

PDA development conditions		
No.	Condition	Timing
	<p>4. 2.5m wide shared path</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans and certified by a RPEQ for the Shore Street East Street upgrade along the site frontage, generally in accordance with the functional plan endorsed as part a) of this condition and:</p> <p>i) EDQ PDA Guideline No. 13 <i>Engineering Standards</i>; and</p> <p>ii) Council standards for road design.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners (Redland City Council) for all roadworks constructed under this condition.</p>	<p>b) Prior to commencing roadworks</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
15	<p>Vehicle Access</p> <p>a) Construct vehicle crossover:</p> <p>i) located generally in accordance with the approved plans; and</p> <p>ii) designed generally in accordance with Council's adopted standards for a multi-residential driveways.</p> <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
16	<p>Car Parking</p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) 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>
17	<p>Parking Restrictions – Community Management Statement (CMS)</p> <p>Include in the CMS provision that prevents parking on the driveway associated with dwelling 1, 2, 4, 5, 9 and 10 due to insufficient length to park a vehicle safely.</p>	<p>Prior to BFP endorsement and to be maintained.</p>
18	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
23	Underground Electricity <ul style="list-style-type: none"> a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical on Shore Street East along the frontage of the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements. b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
24	Electricity <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
25	Telecommunications <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	Broadband <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> iii) demonstrate a minimum of 10% of site area for deep planting in accordance with the following: <ul style="list-style-type: none"> 1. Deep planting/soil zones are areas which provide soil volume and surface area which enable establishment of vegetation, with the capability to grow to a mature size; and be: <ul style="list-style-type: none"> A. 100% open to the sky B. In ground (not in planters) and include large subtropical tree species with a minimum of 5m dimension planting bed to promote 5m canopy and height growth within 5 years of completion. b) Construct the landscape works (including installation of rainwater tanks) generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition. 	<ul style="list-style-type: none"> b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
30	Tree Protection – Heritage Site Adjacent <ul style="list-style-type: none"> a) Retained Trees during construction works must involve: <ul style="list-style-type: none"> i) An AQF5 minimum Project Arborist to be a member of the Queensland Arboricultural Association and is to be engaged during the project life. ii) Pre-Start inspection and audit of Tree Protection Fencing before works commence. b) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works must occur in accordance with <i>AS4970 Protection of Trees on Development Sites</i>, <i>AS4373 Pruning of Amenity Trees</i> and the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services: <ul style="list-style-type: none"> i) Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist (Min AQF Level 5). Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia. ii) Any works that interfere with the root system of a tree must be assessed by the supervising Project Arborist (Min AQF Level 5) prior to severance of roots. c) An exclusion zone is to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant tree protection zones. All works to be excluded from the Structural Root Zone (SRZ) and supervised if located within Tree Protection Zone. Exclusion zones are to be installed in 	<ul style="list-style-type: none"> a) Prior to commencement of site works. b) At all times c) At all times

PDA development conditions		
No.	Condition	Timing
	<p>accordance with the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services.</p> <p>d) All works within the TPZ (including the fencing) to be supervised by the Project Arborist (Min AQF Level 5).</p> <p>e) Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.</p> <p>f) Submit to EDQ DA, a site assessment and an audit report that includes any further remedial actions prepared by the Project Arborist.</p>	<p>d) At all times</p> <p>e) At all times</p> <p>f) At the completion of site works.</p>
31	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>b) At all times following commencement of use</p>
32	<p>Outdoor Lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
33	<p>Sustainability and Efficiency</p> <p>a) Construct the approved development to achieve the following sustainability rating:</p> <p>i) 4 Star Green Star Rating under the Green Building Council of Australia (GBCA) Green Star Buildings tool</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 BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
34	<p>Sustainability and Efficiency - Schedule of Materials and Finishes – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, a Schedule of Materials and Finishes for all external aspects of the building, including rooftop, rooftop terrace and spa. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will:</p> <p>i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future)</p> <p>ii) treat openings with glazing, shading and screening treatments to protect privacy, improve liveability for residents and enable passive design and air flow</p>	<p>a) Prior to the commencement of building works.</p>

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> iii) contribute to environmentally sustainable design practices iv) ensure durability and robustness, given the building's coastal location. <p>b) Construct the development in accordance with the documentation endorsed under part a) of this condition.</p>	<p>b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.</p>
35	<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>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first</p>
36	<p>Accessible Housing</p> <p>a) Ensure the development delivers the proposed accessible dwelling in accordance with the approved plans.</p> <p>b) Provide evidence to EDQ DA, that the dwelling has been certified by an LHA Assessor registered with LHA as meeting the Liveable Housing Australia SILVER/GOLD Performance Levels.</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>
37	<p>Electric Vehicle Readiness</p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ul style="list-style-type: none"> i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and <p>b) Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation <p>c) Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	<p>For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
Infrastructure Charges		
38	Infrastructure Charges a) Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. b) Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	In accordance with the IFF.

STANDARD ADVICE

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

**** End of Package ****