



Our ref: DEV2022/1300

18 September 2023

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

Bella Baia Pty Ltd
C/- HAL Architects Pty Ltd
Att: Jesse Govender
3/709 Main Street
KANGAROO POINT QLD 4165

Email: jesse.govender@halarchitects.com.au; adam.lockhart@halarchitects.com.au

Dear Jesse and Adam

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

PDA Development Permit for MCU for a Multiple Dwelling at 57 Banana Street, Redland Bay described as Lot 8 on RP80201

On 18 September 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.

If you require any further information, please contact Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@dsdilgp.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)	Weinam Creek PDA	
Site address	57 Banana Street, Weinam Creek	
Lot on plan description	Lot number	Plan description
	Lot 8	RP80201

PDA development application details	
DEV reference number	DEV2022/1300
'Properly made' date	15 June 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	Material Change of Use for Multiple Dwelling – 17 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	18 September 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.	Architectural Plans, prepared by HAL Architects Pty Ltd	Project No H4474BAN	24/07/23 and Amended in Red on 17/08/23
	Coversheet	TP101 Issue P	24/07/23
	Context Plan	TP102 Issue P	24/07/23
	Landscape Area Summary	TP103 Issue P	24/07/23 and Amended in Red on 17/08/23

	Site Plan	TP104 Issue P	24/07/23
	Basement -1 Floor Plan	TP201 Issue P	24/07/23
	Ground Floor Plan	TP202 Issue P	24/07/23
	Level 2 Floor Plan	TP203 Issue P	24/07/23
	Level 3 Floor Plan	TP204 Issue P	24/07/23
	Level 4-6 Floor Plan	TP205 Issue P	24/07/23
	Level 7 Floor Plan	TP206 Issue P	24/07/23
	Roof Terrace Plan	TP207 Issue P	24/07/23
	Roof Plan	TP208 Issue P	24/07/23
	North Elevation	TP401 Issue P	24/07/23
	East and West Elevation	TP402 Issue P	24/07/23
	South Elevation	TP403 Issue P	24/07/23
	Sections	TP501 Issue P	24/07/23
	Sections	TP502 Issue P	24/07/23
2.	Landscape Concept Plan, prepared by Mark Baldock Landscape Architect	Project 2207	12/10/22
	Sheet Location Plan, Legend, Keynotes, Plant List, Finishes	Sht-1 Revision D	12/10/22
	Landscape Concept Plan – Overall Ground Level	Sht-2 Revision D	12/10/22
	Landscape Concept Plan – Overall Level 2	Sht-3 Revision D	12/10/22
	Landscape Concept Plan – Overall Level 3-7	Sht-4 Revision D	12/10/22
	Landscape Concept Plan – Ground Level Part A	Sht-5 Revision D	12/10/22
	Landscape Concept Plan – Ground Level Part B	Sht-6 Revision D	12/10/22
	Landscape Concept Plant List	Sht-7 Revision D	12/10/22
	Raised Planter Box Details And Sections	Sht-8 Revision D	12/10/22
3.	ESD Report Bella Baia Residential Apartment Building Development, prepared by Figtree Consultant Sustainability	SYD220043 Revision 2	22/03/23
4.	Engineering Services Report, prepared by ADG Engineers	26164 C ESR Revision 03	4/08/23
5.	Stormwater Management Plan, prepared by ADG Engineers	26164 C SMP Revision 03	4/08/23
6.	Traffic Assessment Report, prepared by QTraffic Engineering Consultants	1746_HAL05 Revision A	6/07/2022
7.	FI Response Letter – Traffic, prepared by QTraffic Engineering Consultants	1746_HAL05	11/10/2022
8.	Waste Management Plan, prepared by MRA Consulting Group	Version 1	28/09/22

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

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

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

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

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

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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).

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.

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.

Submitting documentation to EDQ

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

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA Development Conditions

General

1.	Carry Out and Maintain the Approved Development Carry out and 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.	Prior to commencement of use and at all times.
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Construction Management

2.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
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.	At all times
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP) for both stages, 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"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 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 	a) Prior to commencing work on the relevant stage.

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	<p>loading sites;</p> <ol style="list-style-type: none"> 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>
5.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP) for all stages, 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) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to work commencing.</p> <p>b) During construction</p>
6.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP) for all stages, 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) pedestrian access to be maintained through the linear park during construction works in the linear park; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part 	<p>a) Prior to commencing work on the relevant stage.</p>

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	<p>or full road closures.</p> <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 for each stage.</p>
7.	<p>Signal Management Plan</p> <p>a) Submit to EDQ IS a Signal Management Plan for the ongoing management of the traffic lights for vehicle traffic through the site, and detailed engineering drawings, certified by a RPEQ, for traffic signal works internal to the site in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards and;</i> ii) The approved 57 Banana Street, Redland Bay Signal Management Plans (Sheets 1-2), drawing No. SK01 and SK02, Revision B, Dated 10/10/2022 <p>b) Construct traffic signal works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) Prior to commencement of use.</p>
8.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use for the relevant stage.</p> <p>b) Prior to commencement of use for the relevant stage.</p>
9.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments.</i> <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 5 – Erosion and Sediment Management; 	<p>a) Prior to commencing earthworks.</p>

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	<ul style="list-style-type: none"> iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>
10.	<p>Acid Sulfate Soils</p> <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 or during earthworks.</p> <p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>
11.	<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>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the 	<p>a) Prior to commencing earthworks.</p>

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	<p>approved plans.</p> <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>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>
12.	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines, 2012</i>; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval. <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
13.	<p>Shoring</p> <p>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ol style="list-style-type: none"> 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 	<p>a) Prior to commencing work</p>

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| | <ol style="list-style-type: none"> 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; <ol style="list-style-type: none"> iii) analysis of groundwater hydrology, including: <ol style="list-style-type: none"> 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: <ol style="list-style-type: none"> 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: <ol style="list-style-type: none"> 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into | |
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	<p>the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
14.	<p>Excavation and Basement Design</p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ul style="list-style-type: none"> i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: <ul style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under condition 12 of this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted; and ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ul style="list-style-type: none"> i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
15.	<p>Vehicle Access</p> <p>a) Construct vehicle crossover:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. 	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>

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	<p>b) 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>
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>Bicycle Parking</p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle 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>
18.	<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. <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>a) For all parts of this condition, prior to endorsement of the Building Format Plan or commencement of the use, whichever occurs first.</p> <p>b) Prior to commencement of use.</p>
19.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Council current adopted standards.</p>	<p>Prior to commencement of use.</p>

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20.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use.
21.	Stormwater Connection Connect the approved development to a lawful point of discharge for all stages with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
22.	Stormwater Works – External a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater works in the road reserve generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality.</i> ii) The approved Engineering Services Report, prepared by ADG Engineers dated 4 August 2023 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' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition. <p><i>Note: Works are required to be inspected by Council on completion and requires the submission to Council of an inspection fee in accordance with Councils fees and charges.</i></p>	a) Prior to commencement of any site works. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
23.	Stormwater Management (Quality) 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 Stormwater Management Plan, prepared by ADG Engineers dated 4 August 2023. 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 that the stormwater works and treatment devices have been constructed in accordance with part a) of this condition.	a) Prior to commencement of any site works. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.

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24.	Underground Electrical and Telecommunication Reticulation <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 and telecommunication services for the full frontage of Outridge Street. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements. b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of works. b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.
25.	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.
26.	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.
27.	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.

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28.	Streetscape Works <ul style="list-style-type: none"> a) Submit to EDQ IS detailed streetscape works drawings, certified by an AILA, for the full frontage of Outridge Street. The streetscape works must be designed generally in accordance with the approved plans and Council's requirements. The certified works package shall include, where relevant: <ul style="list-style-type: none"> i) footpaths with a minimum width of 1.5m to Outridge Street, located and designed in accordance with Council's requirements; ii) footpath ramp/s connecting footpath/s to the carriageway pavements of Hamilton Street including Tactile Ground Surface Indicators at the approaches; iii) locations of clean-stemmed street trees, spaced to provide a minimum 50% shade canopy coverage of the Outridge Street footpath within five (5) years of planting. Street tree species shall be selected from Council's plant schedules / codes and planted at a minimum height of 1.8m. iv) graded pavements to direct surface runoff to public realm landscaping for passive irrigation, including integration with stormwater drainage design to optimise water supply whilst avoiding water logging; v) remove the existing crossovers to Outridge Street and Banana Street and reinstate the kerb and channel; vi) a schedule of Contributed Assets to be transferred to Council. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to commencement of streetscape works b) For parts b) and c) of this condition, prior to commencement of use or BFP endorsement, whichever occurs first.
Sustainability		
29.	Average 6 Star NatHERS Energy Rating <ul style="list-style-type: none"> a) The building must be designed in accordance with the approved <i>ESD Report Bella Baia Residential Apartment Building Development</i>, prepared by Figtree Consultants Sustainability, Reference Number SYD220043 and dated 22 March 2023, and must include the use of energy-efficient systems and materials to achieve an average 6-star NatHERS rating. b) Carry out the construction of the building in accordance with item a) of this condition. c) Submit to EDQ IS a final NatHERS Assessment Report, prepared by a suitably qualified professional, confirming that the building has achieved an average 6-star NatHERS rating. 	<ul style="list-style-type: none"> a) Prior to site works. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.

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	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.	
34.	Accessible Housing a) Ensure the development delivers the 2 proposed accessible dwellings in accordance with the approved plans. b) Provide evidence to EDQ DA, that the dwellings have been certified by an LHA Assessor registered with LHA as meeting the Liveable Housing Australia Gold Performance Levels.	 a) Prior to commencement of use. b) Prior to commencement of use.
Infrastructure Charges		
35.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. 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

Advice Notes

1. Other Approvals

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

2. EDQ Practice Notes and Guidelines

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

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 ****