



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

Our ref: DEV2023/1367

21 September 2023

Brisbane Housing Company
C/- Planning Initiatives
Att: Mr Benjamin Cowan
PO Box 1774
NEW FARM QLD 4005

Email: ben@planning-initiatives.com

Dear Mr Cowan

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

PDA Development Permit for a material change of use for Multiple Dwelling (75 social and affordable housing units) at Part of 70 Park Road, Yeronga described as Part of Lot 500 on SP328496 (formerly part of Lot 3 on SP300888)

On 21 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 Ms Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yeronga PDA	
Site address	Part of 70 Park Road, Yeronga	
Lot on plan description	Lot number	Plan description
	Part of Lot 500	SP328496
PDA development application details		
DEV reference number	DEV2023/1367	
'Properly made' date	15 February 2023	
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	Multiple Dwelling (75 social and affordable housing units)	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Multiple Dwelling (75 social and affordable housing units) 	
Decision date	21 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.	Plans – Site Plan, prepared by Ultra Linea Architecture	SK 201 Rev C	21/08/2023
2.	Plans – Basement Plan, prepared by Ultra Linea Architecture	SK202 Rev E	21/08/2023
3.	Plans – Ground Floor Plan, prepared by Ultra Linea Architecture	SK203 Rev E	21/08/2023
4.	Plans – 1 st Floor Plan, prepared by Ultra Linea Architecture	SK204 Rev C	21/08/2023
5.	Plans – 2 nd Floor Plan, prepared by Ultra Linea Architecture	SK205 Rev C	21/08/2023
6.	Plans – 3 rd Floor Plan, prepared by Ultra Linea Architecture	SK206 Rev C	21/08/2023
7.	Plans – 4 th Floor Plan, prepared by Ultra Linea Architecture	SK207 Rev C	21/08/2023
8.	Plans – 5 th Floor Plan, prepared by Ultra Linea Architecture	SK208 Rev D	21/08/2023
9.	Plans – Roof Plan, prepared by Ultra Linea Architecture	SK209 Rev C	21/08/2023
10.	Elevations – East Elevation, prepared by Ultra Linea Architecture	SK301 Rev C	21/08/2023
11.	Elevations – North Elevation, prepared by Ultra Linea Architecture	SK302 Rev C	21/08/2023
12.	Elevations – West Elevation, prepared by Ultra Linea Architecture	SK303 Rev C (as amended in red 06/09/2023)	21/08/2023
13.	Elevations – South Elevation, prepared by Ultra Linea Architecture	SK304 Rev C	21/08/2023
14.	Sections – Section 1, prepared by Ultra Linea Architecture	SK401 Rev D	21/08/2023
15.	Sections – Section 2, prepared by Ultra Linea Architecture	SK402 Rev D	21/08/2023
16.	Sections – Section 3, prepared by Ultra Linea Architecture	SK403 Rev D	21/08/2023
17.	Affordable Housing Development, Park Road, Yeronga Landscape DA Approval prepared by jw concepts	202219 Issue D	07/06/2023
18.	Non-Certified Green Star Delivery Pathway prepared by Eco Lateral	Issue C	01/06/2023
19.	Report on Geotechnical Investigation Proposed Residential Development prepared by Douglas Partners	97679.00 R.001.Rev 0	20/01/2021
20.	Engineering Services and Infrastructure Report prepared by Stantec	301050151-BRI-C-ER Rev C	19/01/2023

21.	Parkside Yeronga – Social and Affordable Housing Development. Transport Engineering Technical Note prepared by Stantec	301050151	13/01/2022
22.	Parkside Yeronga – Social and Affordable Housing Development. Transport Engineering RFI Response prepared by Stantec	301050151	08/05/2022
23.	Site Based Stormwater Management Plan (SBSMP) prepared by Stantec Australia Pty Ltd	301050151-BRI-C-SBSMP Rev C	19/01/2023
24.	BHC Affordable Housing Development, Yeronga Acoustic Report prepared by Stantec	301050151 Rev 003	13/01/2023
25.	Operational Waste Management Plan prepared by TTM	Revision 2	09/01/2023

Supporting plans and documents

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

Parkside Yeronga Site Based Stormwater Management Plan (SBSMP)	Revision E	16/09/22
--	------------	----------

Abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

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

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

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

DCOP means the Yeronga Priority Development Area Development Charges and Offset Plan, prepared by the Department of State Development, Infrastructure, Local Government and Planning, dated 1 July 2023 (as amended from time to time).

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.

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.

- 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@dasilgp.qld.gov.au
b) EDQ IS: EDQ_PrePostConstruction@dasilgp.qld.gov.au

PDA development conditions

No.	Condition	Timing
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions:</p> <p>a) Condition 4 – Out of Hours b) Condition 12 – Excavation and basement design c) Condition 24 – Landscaping and Maintenance Plan d) Condition 28 – Sustainability and efficiency e) Condition 29 – Final External Detailing of Building</p>	Prior to commencement of use
2.	<p>Maintain the approved development</p> <p>Maintain the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use
Construction management		
3.	<p>Hours of work – Construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
4.	<p>Out of hours work - Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date

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

PDA development conditions		
No.	Condition	Timing
5.	<p>Construction management plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ol 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: <ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
6.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
7.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and</p>	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	<p>sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>b) During construction</p>
8.	<p>Traffic management plan</p> <ul style="list-style-type: none"> 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"> 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. 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><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
9.	<p>Construction noise management plan</p> <ul style="list-style-type: none"> 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: <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>a) Prior to commencing work</p>

PDA development conditions		
No.	Condition	Timing
	<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>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 infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
Site Works		
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) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments;</i> ii) The approved plans and drawings; <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i) accord with the approved Report on Geotechnical Investigation Proposed Residential Development prepared by Douglas Partners, dated 20/01/2021; ii) accord with the Erosion and Sediment Control Plans, as required by this development permit; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; 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>a) Prior to commencing earthworks</p>

PDA development conditions		
No.	Condition	Timing
	<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>
12.	<p>Excavation and basement design – compliance assessment</p> <p>a) Submit to the EDQ DA for compliance assessment an Excavation and Basement Report, certified by both an RPEQ specialising in geotechnical engineering and an RPEQ specialising in structural engineering, 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 approved Report on Geotechnical Investigation Proposed Residential Development prepared by Douglas Partners, dated 20/01/2021; 3. The basement concept design approved under the requirements of this development permit. iii) Confirmation the basement is designed and will be constructed to accommodate reasonable assumptions of the loading of the future development of the land above it and adjacent to it. This includes but is not limited to the potential loading from shelters, pavements, furniture, mature trees / vegetation, high – quality soil, rain water tanks, maintenance vehicles, construction vehicles and temporary loading during construction. iv) locations of cut and fill, and the character of material; v) quantity of fill to be deposited; vi) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; viii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; ix) Detailed Design and Construction Plans, including staging, for excavation and basement design in accordance with part a) of this condition and certified by an RPEQ specialised in structural engineering. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing basement work</p> <p>b) During construction</p>

PDA development conditions		
No.	Condition	Timing
	<p>c) Submit to EDQ IS:</p> <p>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</p> <p>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</p> <p>d) Submit to EDQ IS certification from a RPEQ specialised in geotechnical engineering confirming that the constructed basement works have achieved a factor of safety of 1.5 against all types of geotechnical (slope stability, sliding and retention) failures, or higher factor as determined necessary by the RPEQ. The relevant calculations determining the factor of safety must be provided with the certification.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • 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. • Where this condition refers to consistency / compliance with other documents required by the conditions of this development permit, the documents are to be identified through the headings and wording in conditions other than this condition. 	<p>c) Prior to commencement of use</p> <p>d) Within 5 days of completion of works</p>
13.	Retaining walls	
	<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> <p>i) certified to achieve a minimum 50 year design life;</p> <p>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>);</p> <p>iii) located and designed generally in accordance with the overarching master plan for the site.</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>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
14.	Acid sulfate soils	
	<p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) During earthworks</p>

PDA development conditions		
No.	Condition	Timing
	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.	c) Prior to commencement of use
Traffic and Transport		
15.	Vehicle access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a driveway, b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
16.	Car parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
17.	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with the approved plans.	Prior to commencement of use
Utilities		
18.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
19.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
20.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
21.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use

PDA development conditions		
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
22.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use
23.	Stormwater connection Connect the approved development to a lawful point of discharge generally in accordance with Council's current adopted standards.	Prior to commencement of use.
24.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
Landscape and Streetscape		
25.	Landscaping and Maintenance Plan – Compliance Assessment a) Submit to the EDQ DA for Compliance Assessment detailed landscape plans, certified by an AILA, generally in accordance with the approved plans, for all landscaping elements within common property. The detailed plans are to identify: i) The interface relationship with adjoining sites, buildings (existing and planned future) and infrastructure where applicable; ii) Proposed finished levels and grades, including sections; iii) Finishes, treatments and landscaping including species, size and location; iv) The location and specification of all proposed deep planting and tree species; v) Locations of proposed drainage and stormwater and details and specifications of any water sensitive urban design treatments; and vi) Details and locations of any proposed structures, including furniture, seating, shade structures and bin screening devices. b) Submit to EDQ DA for Compliance Assessment, a Landscape Maintenance Plan for all landscape areas as identified in the plans submitted under part a) of this condition. The plan is to include: i) The maintenance arrangements, including responsible parties, to ensure the landscape as approved under part a) of this	a) Prior to the commencement of landscape works b) Prior to the commencement of landscape works

PDA development conditions		
No.	Condition	Timing
	<p>condition is adequately maintained throughout the life of the approval.</p> <p>c) Carry out the landscape works in accordance with the endorsed plans required under part a) of this condition.</p> <p>d) Submit to EDQ DA, written evidence, certified by an AILA that the works endorsed under part a) of this condition have been completed</p>	<p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
Public Amenity		
26.	Acoustic management	
	<p>a) Construct and operate the approved development in accordance with the recommendations set out in Part 6 of the following approved document:</p> <p>i) BHC Affordable Housing Development, Yeronga, Acoustic Report, Ref: 301050151 (Revision 3) as dated 13/01/2023.</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 and ongoing</p> <p>b) Prior to commencement of use</p>
27	Outdoor lighting	
	<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>	Prior to commencement of use
Sustainability		
28.	Sustainability and efficiency – Compliance Assessment	
	<p>a) Submit to EDQ DA for Compliance Assessment a detailed Sustainability Report prepared by a suitably qualified person in accordance with the approved Sustainability Report. The detailed sustainability report must provide details that must demonstrate how sustainability outcomes will be achieved for:</p> <p>i) Indoor environment quality: initiatives demonstrating at a minimum appropriate thermal comfort for residents, condensation management and internal ambient noise;</p> <p>ii) Energy: reduction of demand, energy efficiency and renewable energy generation and storage. Development is required to achieve 7 star NatHERS rating;</p> <p>iii) Transport measures: reduction in greenhouse gases and demonstrating initiatives to encourage active transport from residents. (Measures must exceed minimum bike parking requirements);</p> <p>iv) Water: reduction of demand and water efficient features;</p> <p>v) Materials: Measures to reduce the consumption of resources and initiatives that use low impact materials including a focus on embodied carbon reduction particularly for concrete and steel.</p> <p>vi) Landscape & Environment: Providing a high-quality landscape outcome that contributes to reducing the urban heat island impact, improves environmental values and minimises point</p>	<p>a) Prior to commencement of building works</p>

PDA development conditions		
No.	Condition	Timing
	<p>source emissions to the atmosphere & water bodies. Initiatives to include:</p> <ol style="list-style-type: none"> a. 17% of the site area to be landscaped with the inclusion of 60% endemic species, b. Hard surfaces and roof material to be made of light coloured material with roof material demonstrating not to exceed an Solar Absorptance (SA) level of 0.35. <p>b) Submit to EDQ IS evidence that the requirements of the approved report in part a) of this condition have been met. Applicant is required to submit the following:</p> <ol style="list-style-type: none"> i) Certified as-built design drawings; AND ii) Evidence of constructed / installed sustainability measures; AND iii) Confirmation by a suitably qualified person that sustainability outcomes identified in Part a) have been delivered; AND <ol style="list-style-type: none"> a. 7 star NatHERS certification <p><i>To note:</i></p> <ul style="list-style-type: none"> • Evidence of constructed / installed sustainability measures can include photographs; certifications from suitably qualified persons including from an electrician that EVCP / PV are installed and operational; certification from a qualified landscape architect that landscaping elements have been installed. 	<p>b) Prior to commencement of use</p>
Building Façade Treatment		
29.	<p>Final External Detailing of Building - Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment, architectural drawings certified by a Registered Architect showing the final development details of the following architectural elements depicting a higher level of documentation than shown on the approved plans and documents:</p> <ol style="list-style-type: none"> i. facade treatment ii. ground floor interfaces with adjacent land/ properties iii. building street address iv. rooftop/building capping elements. <p>Architectural drawings to include elevation and facade treatment drawings for all ground and typical building floor levels demonstrating the final design outcome for all elevations of the built form including:</p> <ol style="list-style-type: none"> a. Detailed plans, sections and elevations that show structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises, fencing and gates b. Roof top or building capping elements, awnings and soffits c. Rendered perspective showing the intended built form and materiality of the building (to clearly communicate the colours and material texture within the building elevation). The architectural drawings must: <ul style="list-style-type: none"> - Nominate materials, colours and finishes - Have titles blocks and be cross referenced to larger scale drawings. 	<p>a) Prior to commencement of building works</p>

PDA development conditions		
No.	Condition	Timing
	b) Construct the development in accordance with the endorsed architectural drawings required under part a) of this condition.	b) Prior to commencement of use
	c) Submit to EDQ DA certification by a Registered Architect confirming that the building has been constructed in accordance with the approved drawings under part a) of this condition.	c) Prior to commencement of use
Affordable and Social dwelling units		
30.	Affordable and Social dwelling units Submit to EDQ DA written confirmation the number and type of affordable and social dwelling units delivered.	Prior to commencement of use
Infrastructure Charges		
31.	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****