



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

Our ref: DEV2022/1349

15 December 2023

LA5 Trust, LA6 Trust, LA7 Trust and LA9 Trust
C/- Plan A Town Planning Pty Ltd
Att: Mr Matthew Geyle
PO Box 1661
MILTON QLD 4064

Email: planning@planatp.com.au

Dear Mr Geyle

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

PDA Development Permit for material change of use for Multiple Dwelling (52 Units) and Childcare Centre (120 spaces) at 69 and 71 Banana Street and 18 Outridge Street, Redland Bay described as Lots 14, 15 and 16 on RP80201

On 15 December 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)	Weinam Creek PDA	
Site address	69 and 71 Banana Street and 18 Outridge Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	Lots 14, 15 and 16	RP80201
PDA development application details		
DEV reference number	DEV2022/1349	
'Properly made' date	16 November 2022	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	PDA Development Permit for Material change of use for a multiple dwelling (52 units) and a childcare centre (120 spaces)	
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. The approval is for: • 52 Multi residential dwellings • Childcare centre (120 spaces)	
Decision date	15 December 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 Hal Hayes Anderson Lynch Architects			
1.	Cover Sheet	H4514BAN – TP001 – Rev H	07/06/2023
2.	Context Plan	H4514BAN – TP002 – Rev H	07/06/2023
3.	3D - East View	H4514BAN – TP003 – Rev H	07/06/2023
4.	3D West View	H4514BAN – TP004 – Rev H	07/06/2023
5.	3D South View	H4514BAN – TP005 – Rev H	07/06/2023
6.	3D Southeast view	H4514BAN – TP006 – Rev H	07/06/2023
7.	3D - Pedestrian Entry	H4514BAN – TP007 – Rev H	07/06/2023
8.	3D - Pedestrian Entry	H4514BAN – TP008 – Rev H	07/06/2023
9.	3D Facade	H4514BAN – TP009 – Rev H	07/06/2023
10.	3D - Communal Rec	H4514BAN – TP010 – Rev H	07/06/2023
11.	3D - Communal Rec	H4514BAN – TP011 – Rev H	07/06/2023
12.	3D - North Setback	H4514BAN – TP012 – Rev H	07/06/2023
13.	3D - North Setback	H4514BAN – TP013 – Rev H	07/06/2023
14.	Site Plan	H4514BAN – TP101 – Rev H	07/06/2023
15.	Basement -2 Floor Plan	H4514BAN – TP201 – Rev H	07/06/2023
16.	Basement -1 Floor Plan	H4514BAN – TP202 – Rev H	07/06/2023
17.	Ground Floor Plan	H4514BAN – TP203 – Rev H	07/06/2023
18.	Level 2 Floor Plan	H4514BAN – TP204 – Rev H	07/06/2023
19.	Level 3-6 Floor Plan	H4514BAN – TP205 – Rev H	07/06/2023
20.	Level 7 Floor Plan	H4514BAN – TP206 – Rev H	07/06/2023
21.	Roof Plan	H4514BAN – TP207 – Rev H	07/06/2023
22.	East Elevation	H4514BAN – TP401 – Rev H	07/06/2023
23.	South Elevation	H4514BAN – TP402 – Rev H	07/06/2023
24.	West Elevation	H4514BAN – TP403 – Rev H	07/06/2023
25.	North Elevation	H4514BAN – TP404 – Rev H	07/06/2023
26.	Section A	H4514BAN – TP501 – Rev H	07/06/2023
27.	Section B	H4514BAN – TP502 – Rev H	07/06/2023
28.	Section C	H4514BAN – TP503 – Rev H	07/06/2023
29.	Sun Studies - Autumn Equinox -March 21 - 9am	H4514BAN – TP701 – Rev H	07/06/2023
30.	Sun Studies - Autumn Equinox - March 21 - 12noon	H4514BAN – TP702 – Rev H	07/06/2023
31.	Sun Studies - Autumn Equinox - March 21 - 3pm	H4514BAN – TP703 – Rev H	07/06/2023
32.	Sun Studies - Winter Solstice - June 22 - 9am	H4514BAN – TP704 – Rev H	07/06/2023

33.	Sun Studies - Winter Solstice - June 22 - 12noon	H4514BAN – TP705 – Rev H	07/06/2023
34.	Sun Studies - Winter Solstice - June 22 - 3pm	H4514BAN – TP706 – Rev H	07/06/2023
35.	Sun Studies - Spring Equinox - September 23 - 9am	H4514BAN – TP707 – Rev H	07/06/2023
36.	Sun Studies - Spring Equinox - September 23 - 12noon	H4514BAN – TP708 – Rev H	07/06/2023
37.	Sun Studies - Spring Equinox - September 23 - 3pm	H4514BAN – TP709 – Rev H	07/06/2023
38.	Sun Studies - Summer Solstice - December 22 - 9am	H4514BAN – TP710 – Rev H	07/06/2023
39.	Sun Studies - Summer Solstice - December 22 - 12noon	H4514BAN – TP711 – Rev H	07/06/2023
40.	Sun Studies - Summer Solstice - December 22 - 3pm	H4514BAN – TP712 – Rev H	07/06/2023
Specialist Reports and plans			
41.	Sustainability Statement prepared by Cundall	1035844 – RPT-001	04/07/2023
42.	Civil Engineering Services Report prepared by Lambert & Rehbein	N/A	24/04/2023
43.	Conceptual Civil Servicing Layout Plan – amended in red	B22242-CSK01	05/04/2023 and amended in red on 23/08/2023
44.	Conceptual bulk earthworks Layout Plan	B22242-CSK30	22/07/2022
45.	Environmental Noise Level Impact Assessment prepared by David Moore and Associates	R22096.docx/D3678/Rev.0	16/07/2023
46.	Waste Management Plan prepared by Auswide Consulting	N/A	March 2023
47.	Geotechnical Report prepared by Pacific Geotech Consulting Geotechnical Engineers	PG-7911	May 2020
Landscape Plans prepared by Mark Baldock Landscape Architect			
48.	Sheet location plan, legend, keynotes, plant list, finishes – amended in red	2210 – Sheet 1 – Rev F	21/07/2023 and amended in red on 23/08/2023
49.	Landscape plan - ground level – amended in red	2210 – Sheet 2 – Rev F	21/07/2023 and amended in red on 23/08/2023
50.	Landscape plan - level 2	2210 – Sheet 3 – Rev F	21/07/2023
51.	Landscape plan - level 3-6	2210 – Sheet 4 – Rev F	21/07/2023
52.	Landscape plan - level 7	2210 – Sheet 5 – Rev F	21/07/2023
53.	Landscape plan - roof	2210 – Sheet 6 – Rev F	21/07/2023
54.	Details	2210 – Sheet 7 – Rev F	21/07/2023

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.

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.

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).

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.

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.

- 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

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Hours of Operation Hours of operation are to be in accordance with the approved Environmental Noise Level Impact Assessment prepared by David Moore & Associates dated 16/07/2023 being: a) Childcare centre to operate between 6am – 6pm b) Rooftop residential facilities to operate between 6am – 10pm c) Delivery vehicles on site only permitted between 6am – 6pm d) Waste collection on site only permitted between 6am – 6pm.	At all times following commencement of use
Construction Management		
4.	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 unless otherwise endorsed

PDA Development Conditions		
No.	Condition	Timing
8.	Erosion and Sediment Management 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: 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	Traffic Management Plan 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: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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. <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>	a) Prior to commencing work b) During construction
10.	Construction Noise Management Plan 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: 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	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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.	b) During construction c) As requested by EDQ
11.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <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>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Geotechnical report prepared by Pacific Geotech dated May 2020 iii) the approved engineering services report prepared by Lambert & Rehbein dated 24 April 2023 Revision D. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to:	a) Prior to commencing earthworks

PDA Development Conditions

No.	Condition	Timing
	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). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Acid Sulfate Soils Management Plan a) 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). 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. 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	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: 1. 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: 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 the approved development. b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction
17.	Excavation and Basement Design a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</i>	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	2. the Geotechnical Shoring and Design Report submitted under Condition 16 of this approval; i) locations of cut and fill, and the character of material; ii) quantity of fill to be deposited; iii) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; iv) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; v) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; and vi) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) vi) of this condition. c) Submit to EDQ IS, RPEQ: 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. <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>	b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	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 Commercial/ Apartment Building Driveway Crossover (Type A), drawing No. R-RCC-2. 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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Bicycle Parking 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. b) Provide end of trip facilities in accordance with the Queensland Development Code MP4.1 – Sustainable Buildings and the approved plans. c) Submit to EDQ IS evidence certified by an RPEQ demonstrating bicycle parking and end of trip facilities have been constructed in accordance with part a) and b) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Compliance Assessment – Water Reticulation Unless completed by others: a) Submit to EDQ DA, for compliance assessment preliminary design plans certified by a RPEQ, for a 150mm NB water main along Messner St from the existing 150mm NB water main in front of 22-28 Meissner Street to the site, generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> ii) <i>Water Supply Master Plan for the Weinam Creek PDA, prepared by RCC and dated 11/12/19.</i> b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards.</i> c) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS ‘as constructed’ plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use

PDA Development Conditions

No.	Condition	Timing
22.	Compliance Assessment – Sewerage Reticulation – from Sewerage Pump Station Ps 90 to the Site Unless completed by others: a) Submit to EDQ DA, for compliance assessment preliminary design plans certified by a RPEQ, for the duplication of the existing gravity sewer from the sewerage pump station Ps 90, opposite of 47 Banana St, to the site, generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> ii) <i>Sewerage Network Master Plan for the Weinam Creek PDA, prepared by RCC and dated 24/02/20.</i> b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use
23.	Compliance Assessment – Sewerage Reticulation – Hamilton Street and Outridge Street a) Submit to EDQ DA, for compliance assessment preliminary design plans certified by a RPEQ, for the duplication of the existing gravity sewer from the intersection of Hamilton Street and Outridge Street to the site, generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> ii) <i>Sewerage Network Master Plan for the Weinam Creek PDA, prepared by RCC and dated 24/02/20.</i> b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> c) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to commencement of use
24.	Water Connection Connect the approved development to the water reticulation constructed under condition 21 of this approval in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Sewer Connection Connect the approved development to the sewer reticulation constructed under Condition 23 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Stormwater Connection a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed stormwater reticulation infrastructure designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards and Council's current adopted standards ii) The Civil Engineering Services Report, prepared by Lambert & Rehbein dated 24.04.2023 Revision D. To demonstrate: • 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability b) Construct stormwater management devices, including the backflow devices generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater backflow devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
27.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Civil Engineering Services Report, prepared by Lambert & Rehbein dated 24.04.2023 Revision D	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
28.	Underground Electrical and Telecommunication Reticulation 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, Meissner Street and Banana 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.	a) Prior to commencement of works. b) Prior to commencement of use or registration of a BFP, whichever occurs first.
29.	Electricity a) Submit to EDQ IS written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. b) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to 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
31.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Streetscape Works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents: i) The approved Landscape Plan prepared by Mark Baldock Landscape Architect, dated 31/07/2023, Revision F. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 –<i>Lighting for Roads and Public Spaces</i>; 2. footpath treatments along Outridge Street, Meissner Street and Banana Street. Footpaths to be 1.5m in width; 3. footpath ramps at the intersections of Outridge Street/ Meissner Street and Banana Street/ Meissner Street 4. location and specifications of streetscape furniture; 5. location and size of stormwater treatment devices; 6. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; 7. Tree canopy providing 50% shade cover along site frontage within five (5) years of planting; and 8. Understorey planting is to consider intersection sightlines. Understorey planting is to be strategically located to provide passive safety measures for children exiting the childcare centre. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	a) Prior to commencement of streetscape works b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
33.	Landscape Works a) Submit to EDQ DA updated detailed landscape plans, certified by an AILA, for the development's landscape works. i) The detailed landscape plans must be designed generally in accordance with the following approved documents and plans: 1. Landscape plans prepared by Mark Baldrock Landscape Architect dated October 2022 revision F; and 2. Lighting at building entry / exit locations in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>; and 3. Acoustic fence of materiality and dimensions specified in the approved Environmental Noise Level Impact Assessment prepared by David Moore & Associates dated 16/07/2023. ii) Landscape maintenance access. Safety harness anchor point/s should be provided where necessary. iii) Centralised irrigation/fertigation system to planter boxes to ensure plants are sufficiently nourished. iv) Where necessary, installation of anchors for trees on the rooftop level are to be RPEQ and AILA certified. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS certification by a suitably qualified engineer that the building structures can support roof top landscape structures, planters and water tanks	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first.
34.	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) Undertake waste management in accordance with the approved waste management plan prepared by AusWide Consulting dated March 2023. c) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times c) At all times following commencement of use

PDA Development Conditions		
No.	Condition	Timing
35.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the approved Environmental Noise Level Impact Assessment prepared by David Moore & Associates dated 16/07/2023: i) Acoustic barrier along northern boundary of the subject site. Any acoustic barrier should ensure flood worsening should not occur on neighbouring properties. ii) Noise control measures iii) Façade treatment for residential units facing Banana Street and Meissner Streets to comply with Queensland Development Code MP4.4 for Noise Category 1. iv) Façade treatment for childcare centre facing Banana Street to comply with Queensland Development Code MP4.4 for Noise Category 1. b) Submit to EDQ IS evidence that the façade requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
36.	Outdoor Lighting a) 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>. b) Outdoor lighting to be installed at all entry / exit locations (includes childcare outdoor entry points).	Prior to commencement of use or BFP endorsement, whichever occurs first
37.	Sustainability and Efficiency a) Construct the approved development: i) in accordance with the approved Sustainability Statement prepared by Cundall dated 04/07/2023; and ii) to achieve a 5-star green star rating using the Green Star Buildings v1 tool. b) Submit to EDQ IS 5-star green star rating buildings certification and 7-star rating NaTHERS certification that demonstrate that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
38.	Electric Vehicle Readiness – Multi-residential a) Include electric vehicle readiness in the development as follows: 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	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	iii) Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay. b) Electric vehicle charging shall be: 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. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	
39.	Electric Vehicle Readiness – Childcare Use a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces. b) Electric vehicle charging shall be: 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. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
40.	Easements over Infrastructure 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. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority, which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
41.	Accessible Housing a) Submit to EDQ DA evidence that the approved development delivers the 5 proposed accessible units in accordance with the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	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. <i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i>	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
Infrastructure Contributions		
42.	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

STANDARD ADVICE

No.	ADVICE
1.	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.
2.	Childcare Centre Licensing This approval does not approve licencing of the childcare facility. Further approvals may be required under other state legislation and are the responsibility of the applicant.
3.	Weinam Creek Development Charges and Offset Plan (DCOP) The applicant is advised to consider the applicability of the Weinam Creek DCOP to the development once the DCOP is finalised and consider amendment of this approval where appropriate.

**** End of Package ****