



Our ref: DEV2024/1488

30 September 2024

Karote PL ATF The Chippers Trust
C/-Align Planning
Att: Mr Stephen Northey
Unit 10, 146 Bundall Road
BUNDALL QLD 4217

Email stephen@alignplanning.com.au

Dear Mr Northey

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

PDA Development Application DEV2024/1488 for Development Permit for Material Change of Use for multiple dwellings at 67-69 Shore Street East, Cleveland described as Lots 12 and 13 on C14563

On 30 September 2024, 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 website at [Current applications and approvals](#).

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@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)	Toondah Harbour Priority Development Area	
Site address	67-69 Shore Street East, Cleveland	
Lot on plan description	Lot number	Plan description
	Lot 12 and 13	C14563

PDA development application details	
DEV reference number	DEV2024/1488
'Properly made' date	18 March 2024
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 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	Multi-unit dwelling (30 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"> • Material Change of Use – Multiple dwellings
Decision date	30 September 2024
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Julie-Anne Dawson, Manager
Engineer	Manjurul Alam, Engineer
Delegate	Local Representative Committee (LRC)

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.	Engineering Services Report, prepared by Pitch Black Group	23191-RPT-CV-0002 Rev A	02/02/2024
2.	Flood emergency management plan, prepared by Pitch Black Group	23191-RPT-CV-0001 Rev A	09/05/2024
3.	Stormwater management plan, "Stormwater Management Plan, 67-69 Shore Street East, Cleveland; prepared by Pitch Black Group	23191-RPT-CV-0001 Rev B	04/05/2024
4.	Traffic Impact Assessment, 67-69 Shore Street East, Cleveland, prepared by Amber Traffic & Transport Direction	858rep240613 Rev C	13/06/2024
5.	Operational Waste Management Plan, prepared by Modus Transport and Traffic Engineering	MOD23551QLD-OWMP Rev B	13/06/2024
6.	Water Supply and Sewerage Network Capacity Assessment, prepared by H ₂ One Pty Ltd	Version 1	21/06/2024
7.	Response to Queensland Government Reference DEV2024/1488, 67 Shore Street East, Cleveland, prepared by NGS Structural Engineers	B001969ltr01	30/04/2024
8.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS13882	21/06/2024
9.	Arborist Comments Report – Ground penetrating radar report, prepared by Independent Arboricultural Services	IAS14905	23/05/2024
10.	Sustainability Report – Report for Compliance with PDA requirements 5.4, prepared by Ecolateral	N/A	05/03/2024
Civil Plans, prepared by Pitch Black Group			
11.	Concept services layout	23191-DWG-CV-CV-SK001 Rev C	10/05/2024
12.	Concept earthworks layout	23191-DWG-CV-CV-SK010 Rev C	10/05/2024
13.	Concept earthworks site sections	23191-DWG-CV-CV-SK011 Rev C	10/05/2024
14.	Concept retaining wall rtw01 sections – amended in red	23191-DWG-CV-CV-SK012 Rev A	10/05/2024
Architectural Plans; prepared by RC design (unless otherwise stated)			
15.	Cover page	0.00 Rev G3	08/08/2024
16.	3D indicative	0.01 Rev G3	08/08/2024
17.	3D indicative	0.02 Rev G3	08/08/2024
18.	3D indicative	0.03 Rev G3	08/08/2024
19.	3D indicative	0.04 Rev G3	08/08/2024

20.	3D indicative	0.05 Rev G3	08/08/2024
21.	3D indicative	0.06 Rev G3	08/08/2024
22.	3D indicative	0.07 Rev G3	08/08/2024
23.	Site location	1.1 Rev G3	08/08/2024
24.	Survey plan; prepared by Axis Surveys	1.2 Issue A	29/03/2022
25.	Site plan	1.3 Rev G3	08/08/2024
26.	Landscape & recreation space calculation	1.4 Rev G3	08/08/2024
27.	Refuse calculation	1.5 Rev G3	08/08/2024
28.	Ground floor	2.1 Rev G3	08/08/2024
29.	First floor	2.2 Rev G3	08/08/2024
30.	Second floor (typical)	2.3 Rev G3	08/08/2024
31.	Third floor (typical)	2.4 Rev G3	08/08/2024
32.	Fourth floor (typical)	2.5 Rev G3	08/08/2024
33.	Fifth floor (typical, sub-penthouse)	2.6 Rev G3	08/08/2024
34.	Sixth floor (typical, penthouse)	2.7 Rev G3	08/08/2024
35.	Roof plan – amended in red	2.8 Rev G3	08/08/2024
36.	Site cover	2.9 Rev G3	08/08/2024
37.	Elevation	3.1 Rev G3	08/08/2024
38.	Elevation	3.2 Rev G3	08/08/2024
39.	Elevation	3.3 Rev G3	08/08/2024
40.	Elevation	3.4 Rev G3	08/08/2024
41.	Section 1a	3.5 Rev G3	08/08/2024
42.	Sections 2a	3.6 Rev G3	08/08/2024
43.	Sections 3a	3.7 Rev G3	08/08/2024
Landscape Plans, prepared by Mark Baldock Landscape Architect			
44.	Landscape concept plan - ground floor – amended in red	2402 Sht-1 Issue C	18/06/2024
45.	Landscape concept plan - 1st floor – amended in red	2402 Sht-2 Issue C	18/06/2024
46.	Landscape concept plant list, specification	2402 Sht-3 Issue C	18/06/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

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

BFP means Building Format Plan.

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

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

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

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

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

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

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*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

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.

TPZ means Tree Protection Zone as defined by Australian Standard *AS4970 Protection of Trees on Development Sites*.

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.

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.

- 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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1	Carry out the Approved Development Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use or Building Format Plan (BFP) endorsement, whichever occurs first.
2	Maintain the Approved Development Maintain the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use.

Construction Management

3	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA Development Conditions		
No.	Condition	Timing
6	Construction Management Plan <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"> noise and dust in accordance with the EP Act; 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; contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; complaints procedures; site management: <ol style="list-style-type: none"> for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to public sector entity assets, including street trees, on or external to the site; for safe and functional temporary vehicular access points and frequency of use; for the safe and functional loading and unloading of materials including the location of any remote loading sites; for the location of materials, structures, plant and equipment; of waste generated by construction activities; detailing how materials are to be loaded/unloaded; of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); of employee and visitor parking areas; of anticipated staging and programming; 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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
7	Erosion and Sediment Management <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	b) During construction
8	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <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. <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>a) Prior to commencing work</p> <p>b) During construction</p>
9	<p>Construction Noise Management Plan</p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) Section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) Section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) Section 4.5 – Control of Noise at Source, including strategies to control noise at source; 	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> b) During construction c) As requested by EDQ
10	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <ul style="list-style-type: none"> 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. <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>	<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
Engineering		
11	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) the approved Concept Earthworks Site Sections, Drawing 23191-DWG-CV-CV-SK011 C, both prepared by Pitch Black Group. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; v) include the location and finished surface levels of any cut and/or fill; vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 	<ul style="list-style-type: none"> a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	<p>vii) provide details of any areas where surplus soils are to be stockpiled;</p> <p>viii) detail protection measures to:</p> <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 <p>ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> 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 or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
12	<p>Acid Sulfate Soils Management Plan</p> <p>a) Submit to EDQ IS an Acid Sulfate Soils (ASS) Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>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 or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
13	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must:</p>	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i) be certified to achieve a minimum 50-year design life; ii) be designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); iii) include cross and longitudinal sections & elevations and details of material of boundary fences iv) be located and designed generally in accordance with: <ul style="list-style-type: none"> 1. 23191-DWG-CV-CV-SK012 C dated 10.05.2024 2. Considerations specified within the approved Arborist Report Impact Assessment prepared by Independent Arboricultural Services. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
14	<p>Shore Street East Upgrade – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment functional layout plans, certified by a RPEQ, for road upgrade works on Shore Street East for the full frontage of the site. The RPEQ certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) EDQ PDA Guideline No. 13 <i>Engineering Standards</i> ii) EDQ PDA Guideline No. 6 - Street and Movement Network; and iii) Council's Standards for road design for a Neighbourhood Connector. <p>The functional road layout design shall include:</p> <ul style="list-style-type: none"> 1. 7m carriageway 2. Kerb and channel 3. Line marking and signage 4. 2.5m wide shared path <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans and certified by a RPEQ for the Shore Street East Street upgrade along the site frontage, generally in accordance with the functional plan endorsed as part a) of this condition and:</p> <ul style="list-style-type: none"> i) EDQ PDA Guideline No. 13 <i>Engineering Standards</i>; and ii) Council standards for road design. 	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencing roadworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners (Redland City Council) for all roadworks constructed under this condition.</p>	<p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
15	<p>Vehicle Access</p> <p>a) Construct vehicle crossover:</p> <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 for a multi-residential driveways. <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
16	<p>Car Parking</p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
17	<p>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>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
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	b) Submit to EDQ IS evidence demonstrating bicycle 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
18	Water reticulation - Compliance assessment a) Submit to EDQ IS, for Compliance Assessment, preliminary design plans certified by a RPEQ, for the augmentation of the existing DN100 water main in Shore Street East to DN150 from Cross Street to the connection to the site, generally in accordance with <i>PDA Guideline No. 13 Engineering Standards</i> . b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the preliminary design plans endorsed as part of part a) of this condition and <i>PDA Guideline No. 13 Engineering standards</i> . c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) 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: <ul style="list-style-type: none"> a. Council's current adopted standards; and b. 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 or BFP endorsement, whichever occurs first d) Prior to commencement of use or BFP endorsement, whichever occurs first
19	Water Connection Connect the approved development to the water reticulation constructed under Condition 18 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
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 or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
21	<p>Stormwater Connection</p> <p>a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed stormwater management strategies generally in accordance with:</p> <ol style="list-style-type: none"> <i>PDA Guideline No. 13 Engineering standards –and Council's current adopted standards</i> The Stormwater Management Plan, 67-69 Shore Street East, Cleveland, prepared by Pitch Black Group dated 14.05.2024 Revision B. <p>To demonstrate:</p> <ol style="list-style-type: none"> 'no worsening to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. <p>b) Construct stormwater management strategies generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification confirming stormwater management strategies have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
22	<p>Flooding</p> <p>The finished floor level must be constructed in accordance with the approved stormwater management plan.</p>	Prior to commencement of use
23	<p>Flood Emergency Management Plan (FEMP)</p> <p>Implement Flood Emergency Management strategies, generally in accordance with the approved Flood Emergency Management Plan (FEMP) prepared by Pitch Black Group (Revision A), dated 09.05.2024 and Redland City Council City Plan and Flood planning scheme policy (SC6.11).</p>	At all times
24	<p>Underground Electrical and Telecommunication Reticulation</p> <p>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 the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements.</p>	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the reticulation works 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
25	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	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
27	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,

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first.
Heritage		
28	Dilapidation Report Submit a dilapidation report that provides an assessment of the development on the outbuilding located along the site's eastern boundary and within the neighbouring property identified as 'Fernleigh'.	Prior to commencement of building works.
29	Tree Protection – Heritage Site Adjacent a) Retained Trees during construction works must involve: <ul style="list-style-type: none"> i) An AQF5 minimum Project Arborist (a member of the Queensland Arboricultural Association) to be engaged during the project life. ii) Pre-Start inspection and audit of Tree Protection Fencing before works commence b) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works in accordance with <i>AS4970 Protection of Trees on Development Sites</i> , <i>AS4373 Pruning of Amenity Trees</i> where required, the approved Arboricultural Impact Assessment and Ground Penetrating Radar Report prepared by Independent Arboricultural Services: <ul style="list-style-type: none"> i) Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia; ii) Any works that interfere with the root system of a tree must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii) Written approval from the tree owner and Queensland Heritage for any roots to be cut over 50mm. <i>NOTE: Where approval cannot be obtained, redesign and resubmission of retaining wall and earthworks plans under Conditions 11 and 13 may be required.</i> c) An exclusion zone to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant TPZ. All works to be excluded from the Structural Root Zone. Encroachment of the TPZ to be in accordance with the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services. d) All works within the TPZ (including fencing) to be supervised by the Project Arborist (Min AQF Level 5). e) Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.	a) Prior to commencement of site works. b) At all times c) At all times d) At all times e) At all times

PDA Development Conditions		
No.	Condition	Timing
	f) Submit to EDQ DA, a site assessment and an audit report that includes any further remedial actions prepared by the Project Arborist.	f) At the completion of site works.
Landscaping and Open Space		
30	<p>Streetscape Works – Compliance Assessment</p> <p>a) Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works along the full frontage of the subject lots. The streetscape works must be designed generally in accordance with Council's standards and include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The species palette must not include any species listed on Council's Biosecurity Plan.</p> <p>The certified drawings are to include:</p> <ul style="list-style-type: none"> i) location and type of street lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; ii) footpath treatments; iii) street trees and understorey plants (shrubs & groundcover), including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; iv) achievement of 50% canopy shade of verge; and v) accord with Condition 14 – Short Street Upgrade. <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
31	<p>Landscape Works – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment, updated detailed landscape plans certified by an AILA generally in accordance with the approved architectural plans and landscape plans. The detailed landscape plans are to:</p> <ul style="list-style-type: none"> i) detail irrigation infrastructure; ii) provides details of boundary fencing that considers adjoining site uses: <ul style="list-style-type: none"> 1. GJ Walter Park 2. Fernleigh heritage place 	<p>a) Prior to commencement of landscape works.</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>3. Streetscape that requires 50% visual permeability and no greater than 1.8m.</p> <p>b) Construct the landscape works (including installation of rainwater tanks) generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS certification by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
32	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; and in accordance with the Operational Waste Management Plan prepared by Modus Transport & Traffic Engineering, dated 13.06.2024.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>For both parts a) and b) prior to commencement of use or BFP endorsement, whichever occurs first.</p>
33	<p>Outdoor Lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
34	<p>Sustainability – Compliance Assessment</p> <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 – Report for Compliance with PDA requirements 5.4. The detailed sustainability report is to:</p> <ul style="list-style-type: none"> i) detail how the sustainability initiatives will be achieved; ii) provide updated drawings showing location of infrastructure proposed as part of the sustainability initiatives (eg. Rainwater tanks & solar panels). iii) provide modelling outputs demonstrating the proposed design has <ul style="list-style-type: none"> 1. 40% reductions in embodied carbon; 2. the building operation achieves net zero emissions; 3. thermal efficiency exceeds minimum NatHERS requirements. 	<p>a) Prior to commencement of works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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 b) Electric vehicle charging shall be: <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 c) Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided. 	or commencement of the use, whichever occurs first
39	Infrastructure Charges <ul style="list-style-type: none"> a) Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. b) Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment. 	In accordance with the IFF.

STANDARD ADVICE

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

**** End of Package ****