



15 October 2024

UBS Real Estate Nominees Australia Pty Limited ATF the Parklands Ownership Trust
C/- Urbis Pty Ltd
Att: Ms Melissa Griffin
Level 2, 64 Marine Parade
SOUTHPORT QLD 4215

Email: goldcoastoffice@urbis.com.au; mgriffin@urbis.com.au

Dear Ms Griffin

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

PDA Development Permit for Material Change of Use for Multiple Dwelling, Shop and Food and Drink Premises at 1 Clarke Street, Southport described as Lot 7 on SP275512

On 15 October 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 Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at Nicole.Tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands PDA	
Site address	1 Clarke Street, Southport	
Lot on plan description	Lot number	Plan description
	7	SP275512

PDA development application details	
DEV reference number	DEV2024/1528
'Properly made' date	09/08/2024
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 checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Multiple Dwellings (878 Units), Shop and Food and Drink Premises

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice.
Decision date	15 October 2024
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias, Senior Planner
Manager	Julie-Anne Dawson, Manager
Engineer	Matt Sturley, Engineer
Delegate	Beatriz Gomez, Director

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.	Development Summary prepared by Rothelowman	Project Number 223256 Drawing TP00.01 Revision A	26/07/2024
2.	Site Context Plan prepared by Rothelowman	Project Number 223256 Drawing TP00.02 Revision A	26/07/2024
3.	Proposed Site Plan (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP00.04 Revision A	26/07/2024
4.	Basement 02 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.01 Revision A	26/07/2024
5.	Basement 01 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.02 Revision A	26/07/2024
6.	Ground Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.03 Revision B	16/09/2024
7.	Level 2 Plan – Podium (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP01.04 Revision A	26/07/2024
8.	Level 6 (03-09 Typical) Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.08 Revision A	26/07/2024
9.	Level 10 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.12 Revision A	26/07/2024
10.	Level 11 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.13 Revision A	26/07/2024
11.	Level 12 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.14 Revision A	26/07/2024
12.	Level 13 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.15 Revision A	26/07/2024
13.	Level 14 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.16 Revision A	26/07/2024

14.	Level 15 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.17 Revision A	26/07/2024
15.	West Basement 02 Plan	Project Number 223256 Drawing TP01.51 Revision A	26/07/2024
16.	West Basement 01 Plan	Project Number 223256 Drawing TP01.52 Revision A	26/07/2024
17.	West Ground/Level 01 (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP01.53 Revision A	26/07/2024
18.	West Podium/Level 02 (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP01.54 Revision A	26/07/2024
19.	West Typical Levels 03-09 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.55 Revision A	26/07/2024
20.	West Level 10 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.61 Revision A	26/07/2024
21.	West Level 11 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.62 Revision A	26/07/2024
22.	West Level 12 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.63 Revision A	26/07/2024
23.	West Roof Terrace Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.65 Revision A	26/07/2024
24.	West Level 14 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.66 Revision A	26/07/2024
25.	East Basement 02 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.71 Revision A	26/07/2024
26.	East Basement 01 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.72 Revision A	26/07/2024
27.	East Ground/Level 01 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.73 Revision A	26/07/2024
28.	East Podium/Level 02 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.74 Revision A	26/07/2024

29.	Easy Typical Levels 03-11 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.77 Revision A	26/07/2024
30.	East Level 12 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.84 Revision A	26/07/2024
31.	East Level 13 Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.85 Revision A	26/07/2024
32.	East Roof Terrace Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.86 Revision A	26/07/2024
33.	Easy Roof Plan prepared by Rothelowman	Project Number 223256 Drawing TP01.87 Revision A	26/07/2024
34.	North (Clarke Street) & South Elevation (Smith Street) prepared by Rothelowman	Project Number 223256 Drawing TP02.01 Revision A	26/07/2024
35.	Building 1 North and South Elevations prepared by Rothelowman	Project Number 223256 Drawing TP02.11 Revision A	26/07/2024
36.	Building 1 East and West Elevations prepared by Rothelowman	Project Number 223256 Drawing TP02.12 Revision A	26/07/2024
37.	Building 2 Elevations prepared by Rothelowman	Project Number 223256 Drawing TP02.21 Revision A	26/07/2024
38.	Building 3 Elevations prepared by Rothelowman	Project Number 223256 Drawing TP02.31 Revision A	26/07/2024
39.	Building 4 North and South Elevations prepared by Rothelowman	Project Number 223256 Drawing TP02.41 Revision A	26/07/2024
40.	Building 4 East and West Elevations prepared by Rothelowman	Project Number 223256 Drawing TP02.42 Revision A	26/07/2024
41.	Section A and B prepared by Rothelowman	Project Number 223256 Drawing TP03.01 Revision A	26/07/2024
42.	Section C and D prepared by Rothelowman	Project Number 223256 Drawing TP03.02 Revision A	26/07/2024
43.	Section E and F prepared by Rothelowman	Project Number 223256 Drawing TP03.03 Revision A	26/07/2024

44.	Section G prepared by Rothelowman	Project Number 223256 Drawing TP03.04 Revision A	26/07/2024
45.	Section H prepared by Rothelowman	Project Number 223256 Drawing TP03.05 Revision A	26/07/2024
46.	Shadow Studies (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP05.01 Revision A	26/07/2024
47.	GFA Diagrams (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP06.01 Revision A	26/07/2024
48.	Communal Open Space Diagrams (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP06.02 Revision A	26/07/2024
49.	Noise Impact Assessment prepared by ATP Consulting Engineers	ATP240541-R-NIA-01 Issue 1	26 July 2024
50.	Sustainable Development Assessment (amended in red) prepared by Building Services Engineers	20240516 Revision P3	26 July 2024
Supporting Documents			
51.	Affordable Units prepared by Rothelowman	Project Number 223256 Drawing TP06.03 Revision A	26/07/2024
52.	Affordable Units prepared by Rothelowman	Project Number 223256 Drawing TP06.04 Revision A	26/07/2024
53.	Affordable Units prepared by Rothelowman	Project Number 223256 Drawing TP06.05 Revision A	26/07/2024
54.	Basement 01 Plan – Construction Sequence prepared by Rothelowman	Project Number 223256 Drawing TP01.30 Revision A	26/07/2024
55.	Ground Plan – Construction Sequence (amended in red) prepared by Rothelowman	Project Number 223256 Drawing TP01.31 Revision A	26/07/2024
56.	Level 02 Podium Plan – Construction Sequence	Project Number 223256 Drawing TP01.32 Revision A	26/07/2024
57.	Development Approval Landscape Report, Pages 1 to 28 (amended in red), prepared by LatStudios,	Project Code LS000639 Revision B	26/07/2024
58.	Engineering Services Report prepared by ADG Engineers	Job Ref: 26738 C ESR REV02	2 September 2024
59.	Transport Statement prepared by Urbis	P0050123_TM_ 240725	25 July 2024

60.	Wind Assessment prepared by CPP Win Engineering consultants	CPP 20349 – 1 Clarke Street – wind assessment	3 September 2024
61.	PDA Guideline 16 Update 2023: Affordable Housing in PDAs		September 2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

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.

DESTINATION (REGULAR) CHARGER means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

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

- a) EDQ DA: pdadevelopmentassessment@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 the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use for each stage.
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.	Construction Phases/Stage Plan – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a Construction Sequencing Plan or Staging Plan which provides a detailed breakdown of how the development will be delivered. This includes clearly demonstrating the delivery of the conditioned outcomes detailed in this decision notice, through clear depiction on a plan where possible and/or associated annotations the following, but not limited to: <ul style="list-style-type: none"> i. the number of phases/stages to be implemented; ii. buildings 1, 2, 3 and 4 staging; iii. basement and associated earthworks; iv. carparking and bicycle parking to be provided at each stage; v. EV conduits; vi. service and waste collection vehicle loading areas for each stage; vii. vehicle access to each stage; viii. pedestrian access to each stage; ix. landscaping; x. streetscape works; xi. Outdoor lighting; xii. Public infrastructure including service connections and stormwater drainage works; xiii. Road works; 	a) Prior to commencement of building works at the first stage.

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> xiv. Easement delivery; xv. Road truncation delivery. <p>b) Carry out the works in accordance with the plans endorsed under part a) of this condition.</p>	b) Prior to the commencement of building works at each phase.
4.	<p>Affordable Housing</p> <p>a) Submit to EDQ DA evidence that the approved development delivers 176 affordable units in accordance with one, or a combination of, the following:</p> <ul style="list-style-type: none"> i. Preliminary Approval (DEV2023/1440) ii. Housing Australia Future Fund (HAFF) guideline (as published at the time of the submission of the development application) iii. National Housing Accord Facility (NHAF) guideline (as published at the time of the submission of the development application) iv. Supporting documents (including PDA Guideline 16 dated September 2023) v. Discounted rent dwelling under the Land Tax Act 2010 <p>b) Submit evidence to EDQ on an annual basis that the units as endorsed under parts a) of this condition are being rented in accordance with endorsed documentation under part a) of this condition.</p> <p><i>NOTE: For the purposes of this condition, copies of Land Tax Assessment Notice and an accompanying statement outlining compliance with the condition is considered evidence.</i></p>	<p>a) Prior to commencement of use at the relevant stages.</p> <p>b) Prior to commencement of use for the relevant stage and annually thereafter for a period of 20 years unless otherwise agreed in writing by the MEDQ.</p>
5.	<p>Accessible Housing</p> <p>a) Submit to EDQ DA evidence that the approved development delivers 87 accessible units in accordance with the Preliminary Approval (DEV2023/1440).</p> <p>b) Carry out the development in accordance with the plans endorsed under part a) of this condition.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i></p>	<p>a) Prior to commencing site works.</p> <p>b) While construction is occurring and to be maintained</p>
6.	<p>Compliance Assessment – External Detail of Building</p> <p>a) Submit to EDQ DA detailed architectural drawings which depict a higher level of detail than shown on the approved plans and include elevations and façade treatment drawings for all ground, podium and typical tower floor levels and the rooftop, built form including detailed plans, sections and elevations at 1:50 or 1:20 for:</p> <ul style="list-style-type: none"> i. Façade elements including structural elements and fixed and operable elements such as balustrades, screen, louvres, 	a) Prior to the commencement of each stage.

PDA Development Conditions		
No.	Condition	Timing
	<p>awnings, doors, windows, any projecting fins and planter beds/trellises.</p> <ul style="list-style-type: none"> ii. Roof top or building capping elements, awnings and soffits iii. All servicing and infrastructure including padmount transformers, substation, pump rooms, fire hydrant boosters lift overruns and plant rooms. <p>These detailed architectural drawings must:</p> <ul style="list-style-type: none"> i. Include dimensions for the extent of projecting elements, balustrade height and door and window/glazing configurations ii. Nominate a detailed schedule of materials, colours and finishes palette for the building. iii. Have title blocks and be cross referenced to the corresponding larger scaled drawings. <p>b) Carry out the building work in accordance with the approved architectural drawings outlined in part a) of this condition.</p> <p>c) Submit to EDQ DA certification by a Registered Architect or other similarly qualified person confirming that the building has been constructed in accordance with the approved architectural drawings outlined in part a) of this condition.</p>	<p>b) While building work is occurring and then to be maintained.</p> <p>c) Prior to commencement of use of each stage.</p>
7.	<p>Compliance Assessment – Quantitative Wind Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment, a detailed quantitative Wind Impact Assessment Report, including any outcomes obtained from in-depth assessment such as a wind tunnel test or comprehensive computational fluid dynamics model, prepared by a suitably qualified and experienced professional capable of assessing building wind impacts, demonstrating that wind impacts arising from the development, will not adversely affect human comfort for pedestrians walking within or around the building and also for users who dwell within public realm areas.</p> <p>b) Submit to EDQ DA, revised Architectural Drawings indicating any alterations to the approved building design and/or mitigation measures identified as being necessary to ensure the amenity of these areas meets the standards for comfort for their use as advised in the Wind Impact Assessment Report approved pursuant to a) above.</p> <p>c) Carry out the works in accordance with the approved Wind Impact Assessment Report and approved Architectural Drawings.</p> <p>d) Submit to EDQ DA, certification from a suitably qualified and experienced professional capable of assessing building wind impacts, certifying that the works have been carried out in accordance with the approved Wind Impact Assessment Report.</p>	<p>a) – c) For all parts of this condition, prior to commencing Building Work.</p> <p>d) Prior to commencement of use of the relevant stage.</p>

PDA Development Conditions		
No.	Condition	Timing
8.	<p>Compliance Assessment – Detailed Landscape plans</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans certified by an AILA Registered Landscape Architect, for the development's landscape works generally in accordance with Development Approval Landscape Report, (Pages 1 to 28), LS000639, prepared by LatStrudios, dated 26 July 2024 and include the following:</p> <p>Design – Generally</p> <p>i. All landscape areas are to include:</p> <ol style="list-style-type: none"> A reduced western porte-cochere in line with approved drawing Ground Floor prepared by Rothelowman, TP01.03 Revision B, dated 16 September 2024; any required wind mitigation as endorsed under Condition 7; appropriate DDA access, location and type of street lighting in accordance with AS1158 – 'Lighting for Roads and Public Spaces' location and type of wayfinding signage, footpath and internal path treatments <p>Fencing – Generally</p> <p>ii. Detailed elevation plans of all units at ground level to Clarke Street and Village Boulevard, demonstrating that the units have implemented appropriate CPTED principles with fence heights between 1.2m to 1.5m maximum height, with 50% transparency.</p> <p>Planting – Generally</p> <p>iii. Provide details and locations of all plant species utilised for the development, including street trees and understory plants (shrubs and ground cover), including species, sizes and location generally in accordance with Council's adopted planting schedules and guidelines.</p> <p>iv. Demonstrate that the planting on podium and façade will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</p> <p>Planting - Podium Planters</p> <p>v. Location of all proposed podium planters with identification of proposed media depths noting the minimum media requirements (mulch + soil + drainage medium) as listed below:</p> <ol style="list-style-type: none"> Ground covers up to a mature height of 200mm – maximum 600mm; Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; Shrubs of mature height of 200mm – maximum 600mm; Trees – minimum height of 1500mm. Note the minimum internal width (in any dimension) of planters containing trees 	<p>a) Prior to commencing building work at the relevant stage.</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>is to be equal to the projected canopy spread at maturity. Further note that the projected canopy spread is to be as identified by horticultural industry best practice for a healthy specimen in good growing conditions.</p> <ul style="list-style-type: none"> e. Media volumes to be of appropriate capacity to ensure planting long term vigour and health. f. Specific media volumes shall be not less than the following calculation: <ul style="list-style-type: none"> • Planting media in cubic metres = $0.6 \times \text{projected mature tree drip line area in m}^2$ (canopy projection) <p>vi. Provide specification for the podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures and include appropriate methods of staking or rootball guying commensurate with installation size.</p> <p>Planting – Façade</p> <p>vii. For any proposed façade landscaping, provide further details for the planting and maintenance of the climbers on the podium façade, including:</p> <ul style="list-style-type: none"> a. Structure – details of all the elements attached to natural or built forms structure to support plant growth / climbing. b. Identification of any proprietary green wall systems inclusive of media specifications, irrigation requirements and recurrent maintenance regimes. c. Media type – specification of light-weight media suitable for vertical planting on built structures. d. Media volume – upper levels: <ul style="list-style-type: none"> • Minimum planting depth 400mm minimum media volume. • 100L media for every 1m^2 foliage at 100mm of thickness. • The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. <p>Planting – Rooftop</p> <p>viii. Ground covers with a mature height of 200mm or less, or where provided in mass beds, a minimum 400mm;</p> <p>ix. Ground covers with a mature height of 200mm – maximum 600mm;</p> <p>x. Shrubs with a mature height of 200mm – maximum 600mm;</p> <ul style="list-style-type: none"> a. Trees – minimum height of 1500mm. Note the minimum internal width (in any dimension) of planters containing trees is to be equal to the projected canopy spread at maturity. Further note that the projected canopy spread is to be as identified by horticultural industry best practice for a healthy specimen in good growing conditions. b. Media volumes to be of appropriate capacity to ensure planting long term vigour and health. c. Specific media volumes shall be not less than the following 	

PDA Development Conditions		
No.	Condition	Timing
	<p>calculation:</p> <ul style="list-style-type: none"> Planting media in cubic metres = 0.6 x projected mature tree drip line area in m² (canopy projection) <p>xi. Provide specification for the podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures and include appropriate methods of staking or rootball guying commensurate with installation size.</p> <p>xii. Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</p> <p>Irrigation and Maintenance</p> <p>xiii. Provide further design details for all irrigation and maintenance.</p> <p>xiv. Provide an irrigation strategy report identifying water usage, method of application, rainwater catchment and storage, based on proposed softscape works.</p> <p>b) Submit to EDQ DA for Compliance Assessment amended plans as required to satisfy part a) of this condition.</p> <p>c) Carry out the works in accordance with the plans endorsed under part a) of this condition.</p>	<p>b) Prior to commencement of use of each relevant stage.</p> <p>c) Prior to commencement of relevant stage.</p>
9.	<p>Streetscape Works – Compliance Assessment</p> <p>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:</p> <ol style="list-style-type: none"> Development Approval Landscape Report, (Pages 1 to 28), LS000639, prepared by LatStudios, dated 26 July 2024, Ground Floor prepared by Rothelowman, TP01.03 Revision B, dated 16 September 2024. <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> location and type of street lighting in accordance with AS1158 –<i>Lighting for Roads and Public Spaces</i>; footpath treatments; location and specifications of streetscape furniture; location and size of stormwater treatment devices; and street trees and plants, including species, size, clear trunking and location generally in accordance with Council’s adopted planting schedules and guidelines. Street positioning, installation sizing and media volumes are to be composed so as to achieve 35% shade canopy 	<p>a) Prior to commencement of streetscape works at the relevant stages.</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>coverage of the footpath within 5 years of installation, inclusive of consideration of driveway locations.</p> <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>b) Prior to commencement of use at each relevant stage.</p> <p>c) Prior to commencement of use at each relevant stage.</p>
10.	<p>Electric Vehicle Readiness</p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ol style="list-style-type: none"> Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and 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 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. <p>b) Electric vehicle charging shall be:</p> <ol style="list-style-type: none"> capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and designed with regard to fire retardance and ventilation <p>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.</p>	<p>For all parts of this condition, prior to commencement of the use at the relevant stages.</p>
11.	<p>Privacy – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment, any changes to internal layouts, windows or balcony locations to address privacy on dwellings where there is less than 18m separation are to demonstrate compliance with <i>EDQ PDA Guideline 08: Medium and High Rise Buildings, May 2015</i>.</p> <p>b) Carry out the works in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of building works.</p> <p>b) Prior to the commencement of use.</p>

PDA Development Conditions		
No.	Condition	Timing
12.	Outdoor Lighting <ul style="list-style-type: none"> a) Design, construct, and maintain outdoor lighting in accordance with the following Australian Standards: <ul style="list-style-type: none"> i. AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and ii. AS1158.1.1 Lighting for Roads and Public Spaces b) Submit to EDQ IS evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied. 	<ul style="list-style-type: none"> a) Prior to commencement of use of the relevant stages, and in perpetuity. b) Prior to commencement of use of the relevant stage.
13.	Advertising Devices – Compliance Assessment <p>Submit to EDQ DA for Compliance Assessment details of any advertising devices proposed on the approved built form that are not exempt development. The proposed advertising devices will need to demonstrate compliance with City of Gold Coast planning provisions and the Parklands PDA Development Scheme.</p>	At all times
14.	Sustainability and efficiency <ul style="list-style-type: none"> a) Construct the approved development generally in accordance with the Sustainable Development Assessment (amended in red), dated 26 July 2024, prepared by Building Services Engineers to achieve a 5 Star Green Star energy rating. b) Submit to EDQ IS evidence of certification achieved under part a) of the condition 	<ul style="list-style-type: none"> a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
15.	Acoustic Treatments <ul style="list-style-type: none"> a) Construct the approved development to include the acoustic treatments specified in section 7 of the Noise Impact Assessment, prepared by APT Consulting Engineers, dated 26 July 2024. Specifically, all balconies on the south eastern façade, Smith Street façade and south western façade, as shown in Figure 6.1 of the report must include: <ul style="list-style-type: none"> i) balustrades that are solid, gap-free and continuous for their complete length other than gaps required for drainage purposes in accordance with the Building Code of Australia; and ii) highly acoustically absorbent material treatment for the total area of the soffit above these balconies. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. 	<ul style="list-style-type: none"> a) Prior to commencement of use of the relevant stages and to be maintained at all times. b) Prior to commencement of use of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
16.	Car Park and Basement Configuration – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment details of any car parking, where located at or above ground, demonstrating that it is sleeved with active uses and ensuring that car parking is not visible from the street and public realm. b) Carry out the works in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencement of building works for the relevant stages. b) Prior to commencement of building works for the relevant stages.
Construction Management		
17.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
18.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ IS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.	Minimum of 10 business days prior to proposed out of hours work commencement date
19.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
20.	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
21.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> 1. An updated Construction Sequencing Plan is required which details the car parking areas to be delivered with each phase, ensuring sufficient car parking is provided in accordance with the approved Parking Management Plan. 2. Any construction site access in the location of the existing sewer main must be undertaken in accordance with easement requirements and provided with structural protection measures recommended by an RPEQ (Registered Professional Engineer of Queensland) to mitigate impacts on the existing sewer main. 3. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 4. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 5. for safe and functional temporary vehicular access points and frequency of use; 6. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 7. for the location of materials, structures, plant and equipment; 8. of waste generated by construction activities; 9. detailing how materials are to be loaded/unloaded; 10. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 11. of employee and visitor parking areas; 12. of anticipated staging and programming; 13. for the provision of safe and functional emergency exit routes; and 14. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
22.	Erosion and Sediment Management	
	<p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
23.	<p>Traffic Management Plan (Construction)</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.</p> <p>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>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.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
24.	<p>Construction Noise Management Plan</p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
27.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Engineering Services Report. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 22 – 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: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use of the relevant stage.</p> <p>c) Prior to commencement of use of the relevant stage.</p>
28.	<p>Acid Sulphate Soils Management Plan</p> <p>a) Where on-site Acid Sulphate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulphate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use of the relevant stage.</p>

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No.	Condition	Timing
	c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	c) Prior to commencement of use of the relevant stage.
29.	<p>Basement concept design - Compliance Assessment</p> <p>Submit to EDQ DA for Compliance Assessment, a concept design for the excavation and basement design, including the foundation details, piles, retention structures and any ground anchoring.</p> <p>The concept design is to be certified by a suitably qualified and experienced RPEQ, specialising in structural and geotechnical engineering.</p>	Prior to the commencement of site works.
30.	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> i) strategies for managing groundwater during all works phases; ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012; iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and vi) confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval. vii) Consideration of the basement concept design approved under Condition 29 <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
31.	<p>Geotechnical Engineering – Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ul style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site Investigation</i>; 	a) Prior to commencing work

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No.	Condition	Timing
	<ol style="list-style-type: none"> 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; <p>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:</p> <ol style="list-style-type: none"> 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; <p>iii) analysis of groundwater hydrology, including:</p> <ol style="list-style-type: none"> 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; <p>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:</p> <ol style="list-style-type: none"> 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; <p>v) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 	

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No.	Condition	Timing
	<p>6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</p> <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
32.	<p>Excavation and Basement Work – Compliance Assessment</p> <p>a) Submit to the EDQ IS for Compliance Assessment an Excavation and Basement Report, certified by a RPEQ, including:</p> <ol style="list-style-type: none"> confirmation of design and performance criteria including standards and supporting documents used for the basis of design; consistency with: <ol style="list-style-type: none"> <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; the Geotechnical Shoring and Design Report submitted under Condition 31 of this approval; the Structural Monitoring and Vibration Report submitted under Condition 25 of this approval; the Rock and Ground Anchor Report submitted under Condition 33 of this approval: locations of cut and fill, and the character of material; quantity of fill to be deposited; a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) vi) of this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ol style="list-style-type: none"> certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p>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.</p>	<p>a) Prior to commencing works of each relevant stage</p> <p>b) During construction</p> <p>c) Prior to commencement of use of the relevant stage.</p>

PDA Development Conditions		
No.	Condition	Timing
33.	<p>Temporary Rock and Ground Anchors – Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> detailed engineering drawings detailing the locations and specifications of rock and ground anchors; where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load-imposed pressure bulb: <ol style="list-style-type: none"> prior to the de-stressing of the temporary ground anchors; and upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ IS RPEQ:</p> <ol style="list-style-type: none"> certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition certified ‘as-constructed’ drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The ‘as-constructed’ drawings and associated test documentation must include: <ol style="list-style-type: none"> locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; construction methodology used during installation and the results of any tests; surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. <p>d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>a) Prior to commencing work of the relevant stage.</p> <p>b) During construction</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use of the relevant stage.</p>

PDA Development Conditions		
No.	Condition	Timing
34.	Roadworks – Clarke Street Works <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks and footpath works. The RPEQ certified engineering plans must be designed generally in accordance with the approved Traffic Engineering Report. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition, and are to include the following: <ul style="list-style-type: none"> i) Removal of on-street parking bays and any associated line-marking and signage on Clarke Street to suit the western access sight distance requirements; ii) Replacement of the existing Clarke Street footpath with a new 3.0m wide footpath. c) Submit to EDQ IS: <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<ul style="list-style-type: none"> a) Prior to commencing roadworks b) Prior to commencement of use of the relevant stage. c) Prior to commencement of use of the relevant stage.
35.	Vehicle Access <ul style="list-style-type: none"> a) Construct vehicle crossovers: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans and angled perpendicular to kerb as shown in approved architectural drawings; and ii) designed generally in accordance with Council's adopted standards for a heavy duty access in accordance with City of Gold Coast Standards and/or IPWEA Drawing RS-051. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
36.	Traffic and Parking Management Plan (Operational) <ul style="list-style-type: none"> a) Submit to EDQ IS a Traffic and Parking Management Plan (TPMP), certified by an RPEQ (Registered Professional Engineer of Queensland). The TPMP must include the following: <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic on-site during operation construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; 	<ul style="list-style-type: none"> a) Prior to commencement of works at the first stage.

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> iii) Demonstrate the proposed parking rate suits operational requirements iv) Management of staff, resident and visitor spaces including space sharing plans. v) ongoing monitoring, management review and certified updates (as required). <p>b) Carry out all construction work generally in accordance with the certified TPMP submitted under part a) of this condition, which is to be current and available on site.</p>	b) At all times
37.	Car Parking <ul style="list-style-type: none"> a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
38.	Bicycle Parking <ul style="list-style-type: none"> 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) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use of the relevant stage. b) Prior to commencement of use of the relevant stage.
39.	Water Connection <p>Connect the approved development to the existing water reticulation network generally in accordance with the Approved Engineering Services Report.</p>	Prior to commencement of use of the relevant stage.
40.	Sewer Connection <p>Connect the approved development to the existing sewer reticulation network generally in accordance with the Approved Engineering Services Report and in accordance with the approved Stantec Sewer Technote.</p>	Prior to commencement of use of the relevant stage.
41.	Stormwater Connection <p>Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. 	Prior to commencement of use of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	b) in accordance with the requirements of the Preliminary Approval, and c) generally in accordance with Council's current adopted standards.	
42.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the stormwater drainage alteration works in Smith Street designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity and; ii) Gold Coast City Council requirements b) Construct Stormwater Works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all Stormwater Works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i> . iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all Stormwater Works constructed under this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use of the relevant stage. c) Prior to commencement of use of the relevant stage.
43.	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 of the relevant stage. b) Prior to commencement of use of the relevant stage.
44.	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 of the relevant stage. b) Prior to commencement of use of the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
45.	Broadband <p>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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use of the relevant stage.</p> <p>b) Prior to commencement of use of the relevant stage.</p>
46.	Refuse Collection <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use of the relevant stage.</p> <p>b) At all times following commencement of use of the relevant stage.</p>
47.	Easements over Infrastructure <p>Provide a 10.0m wide sewer easement public utility easement, unless an alternative width is agreed upon in writing by the City of Gold Coast Council, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use of the relevant stage.</p>
48.	Road Dedication <p>Dedicate as new road a Corner Truncation at the Village Boulevard and Smith Street corner with minimum 6.0m verge width from back of kerb to property boundary.</p>	<p>Prior to commencement of use of the relevant stage.</p>
Infrastructure Charges		
49.	Charges Payable <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment</p> <p>Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.</p>	<p>In accordance with the IFF for each stage.</p>

STANDARD ADVICE

1. 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. **Public Utility Plant (PUP)**

The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled Road reserve or state transport corridor, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication or other), and in accordance with TMR technical standards (TN163). It should be noted that any open trenching works across a State-controlled Road reserve is not supported by the Department of Transport and Main Roads.

The owner of the plant must also obtain approval from TMR prior to commencement of any works. Please contact the Department of Transport and Main Roads (SouthCoast Region) on 5563 6600 or at southcoast@tmr.qld.gov.au or any application for PUP in State controlled road.

Additional information regarding the installation of public utility plant can be obtained from TMR's Technical Note 163 and Technical Publications for Roadsides – road corridors and utilities available at: <https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Roadsides-road-corridors-and-utilities>

3. **Transport Noise Corridors**

Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of residential buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the Building Act 1975 as a transport noise corridor. A free online search tool can be used to find out whether a property is located in a designated transport noise corridor.

This tool is available at: <https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code/transport-noise-corridor-search>. This tool allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.

4. **Road Corridor Permit (RCP) and Traffic Control Permit (TCP):**

Under section 50(2) of the *Transport Infrastructure Act 1994*, an application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled Road under Schedule 1 of the *Transport Infrastructure (State-controlled road) Regulation 2006*. A decision of approval may include conditions or restrictions.

Under section 33 of the *Transport Infrastructure Act 1994*, an application for a Traffic Controlled Permit is required for the lawful permission to commence and occupy traffic control in parts of a State-controlled Road corridor (that is the engagement of a Traffic Management Company to perform any required lane closures and traffic control upon the roads).

Ancillary works and encroachments include but are not limited to roadside advertising signs or other advertising devices, paths, vegetation clearing, landscaping and planting,

and any works that present a potential hazard to road users, including demolition activities and excavation activities.

Further information regarding ancillary works and encroachments is available at: <http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/other-matters-requiring-approval.aspx>

Please contact the department (South Coast Region) on (07) 5563 6600 or at southcoast@tmr.qld.gov.au to make an application for a Road Corridor Permit (RCP) and a Traffic Control Permit (TCP).

RCP TMR Website link: <https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/other-matters-requiring-approval/Road-Corridor-Permit>

TCP TMR Website link: <https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/traffic-control-permit>

**** End of Package ****