



Our ref: DEV2024/1537

25 November 2024

St George Community Housing
C/- Urbis Pty Ltd
Att: Mr Tom Auckland and Ms Beth Foley
Level 32, 300 George Street
BRISBANE QLD 4000

Email: tauckland@urbis.com.au; bfoley@urbis.com.au

Dear Mr Auckland and Ms Foley

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

PDA Development Application DEV2024/1537 for Development Permit for Material Change of Use for multiple residential dwelling (152 units) at 41 -43 Plaza Place, Carseldine described as Lots 2049 and 2050 on SP3111913

On 25 November 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 Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at leila.torrens@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)	Fitzgibbon	
Site address	41-43 Plaza Place, Carseldine	
Lot on plan description	Lot number	Plan description
	2049	SP311913
	2050	SP311913
PDA development application details		
DEV reference number	DEV2024/1537	
'Properly made' date	2 September 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	Multiple Residential Dwelling (152 units)	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Multiple Residential Dwelling Units (152) 	
Decision date	25 November 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Manager	Leila Torrens, 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.	Bushfire Management Plan St George Community Housing Limited prepared by LEC dated 22 August 2024	Report No.24064	22nd August 2024
2.	Operational Waste Management Plan prepared by Elephants Foot Consulting	Report No. 5965 Revision C	21st August 2024
3.	Carseldine Affordable & Social Housing Landscape Development Application Report prepared by Vee Design	Revision D	14 th October 2024
4.	Revised Traffic Engineering Report prepared by PTT		21 st August 2024
5.	Engineering Services Report prepared by Inertia	Rev 3	24 th August 2024
6.	Site Plan prepared by DKO	DA301 Rev B	9 th October 2024
7.	Ground Floor Plan prepared by DKO	DA302 Rev B	9 th October 2024
8.	Level 1 Plan prepared by DKO	DA303 Rev B	9 th October 2024
9.	Level 2 Plan prepared by DKO	DA304 Rev B	9 th October 2024
10.	Level 3-5 Plan prepared by DKO	DA305 rev B	9 th October 2024
11.	Level 6 Plan prepared by DKO	DA306 Rev B	9 th October 2024
12.	Roof Plan prepared by DKO	DA307 Rev B	9 th October 2024
13.	North and East elevations prepared by DKO	DA400 Rev B	9 th October 2024
14.	South and West elevations prepared by DKO	DA401 Rev B	9 th October 2024
15.	Section prepared by DKO	DA402 Rev B	9 th October 2024
16.	GFA Diagrams prepared by DKO	DA601 Rev B	9 th October 2024

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.

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

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

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;

- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time

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.

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.

- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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

Ref	Condition	Timing
General		
MCU 1.	<p>Carry out the Approved Development</p> <p>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.</p> <ul style="list-style-type: none"> • Condition 3 – Screening of Car Park • Condition 5 – Out of Hours work • Condition 25 – Landscape Works 	Prior to commencement of use

PDA Development Conditions		
Ref	Condition	Timing
MCU 2.	<p>Maintain the Approved Development</p> <p>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.</p> <ul style="list-style-type: none"> • Condition 3 – Screening of Car Park • Condition 5 – Out of Hours work • Condition 25 – Landscape Works 	At all times following commencement of use
MCU 3.	<p>Screening of car park – compliance assessment</p> <p>a) Submit to the EDQ DA for Compliance Assessment detailed architectural plans, sections and elevations illustrating further details of the western car park wall and screen. The detailed plans are to be prepared and certified by a Registered Architect and include the following items:</p> <ul style="list-style-type: none"> i. Elevation and facade treatment drawings that demonstrate the final design outcomes for the elevation including (where relevant): ii. detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade including structural elements and fixed and operable elements; iii. one rendered perspective showing the intended finished built form; iv. external materials; and v. colours and finishes. <p>The architectural drawings must:</p> <ul style="list-style-type: none"> i. nominate materials, colours and finishes; and ii. have title blocks and be cross referenced to larger scaled drawings. 	a) Prior to commencement of works
Construction Management		
MCU 4.	<p>Hours of Work – Construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
MCU 5.	<p>Out of Hours Work – Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date

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

PDA Development Conditions

Ref	Condition	Timing
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
MCU 7.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
MCU 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>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions

Ref	Condition	Timing
	<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>	
MCU 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; 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>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
MCU 10.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions

Ref	Condition	Timing
	<ul style="list-style-type: none"> c) Submit to EDQ IS RPEQ certification that: <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. 	<ul style="list-style-type: none"> c) Prior to commencement of use
MCU 12.	<p>Acid Sulfate Soils Management Plan</p> <ul style="list-style-type: none"> a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
MCU 13.	<p>Retaining Walls</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Engineering Services Report. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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. 	<ul style="list-style-type: none"> a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions

Ref	Condition	Timing
Access and Parking		
MCU 14.	<p>Vehicle Access</p> <p>a) Construct the 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 heavy duty crossover (BSD – 2021). <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</p> <p>b) Prior to commencement of use</p>
MCU 15.	<p>Car Parking</p> <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use
MCU 16.	<p>Parking Management Plan (Operational)</p> <p>a) Submit to EDQ IS a Parking Management Plan (TPMP), certified by an RPEQ (Registered Professional Engineer of Queensland). The PMP must include the following:</p> <ul style="list-style-type: none"> i) Management of staff, resident, visitor, PWD and small car spaces including space sharing plans; b) ongoing monitoring, management review and updates to the TPMP are to be kept on site by the Operator. c) 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>a) Prior to commencement of use</p> <p>b) At all times</p> <p>c) At all times</p>
MCU 17.	<p>Bicycle Parking</p> <p>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>	Prior to commencement of use

PDA Development Conditions

Ref	Condition	Timing
Stormwater		
MCU 18.	<p>Stormwater Connection</p> <p>Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> a) In accordance with the approved Stormwater Management Plan; and b) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and c) generally in accordance with Council's current adopted standards. 	Prior to commencement of use
MCU 19.	<p>Stormwater Management (Quality)</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) In accordance with the approved Stormwater Management Plan. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of stormwater works b) Prior to commencement of use
Utilities		
MCU 20.	<p>Electricity</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use
MCU 21.	<p>Telecommunications</p> <ul style="list-style-type: none"> a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
Ref	Condition	Timing
MCU 22.	<p>Broadband</p> <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</p> <p>b) Prior to commencement of use</p>
MCU 23.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
MCU 24.	<p>Sewer Connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
Landscape Works		
MCU 25.	<p>Landscape Works -Compliance assessment</p> <p>a) Submit to EDQ DA for compliance assessment detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:</p> <p>i) Carseldine Affordable & Social Housing Landscape Development Application Report prepared by Vee Design, Revision D dated 14th October 2024; and contain the following detailed information:</p> <p>Planting – on podium planters</p> <p>The detail plans are to show location of all proposed on-basement planters and ensuring they provide media depth of the following minimum requirements:</p> <p>i) Ground covers up to a mature height of 200mm or less – minimum 300mm;</p> <p>ii) Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment;</p> <p>iii) Shrubs of mature height over 200mm – minimum 600mm media depth;</p>	<p>a) Prior to commencement of ground level building work</p>

PDA Development Conditions

Ref	Condition	Timing
	<p>iv) Trees – Referencing the detailed landscape planting plans. Provide formal written advice from a consulting Arborist AQS Level 5+ that the tree species selected for planting and the volume and depth of media provided by the design are suitable for the long-term viability of the tree.</p> <p>v) Provide specification for the on-podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.</p> <p>Planting – Façade</p> <p>i) For any proposed façade landscaping provide further details for the planting and maintenance of the climbers on the build façades, including:</p> <p>ii) Structure – details of all the elements required to support plant growth / climbing.</p> <p>iii) Media type – specification of light-weight media for suitable for vertical planting on built structures.</p> <p>iv) Media volume:</p> <p>v) i. Minimum planting depth 400mm minimum media volume. ii. 100L media for every 1m² foliage at 100mm of thickness. iii. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
Refuse & Lighting		
MCU 26.	<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.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p>
MCU 27.	<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</p>

PDA Development Conditions

Ref	Condition	Timing
Sustainability		
MCU 28.	<p>Sustainability and efficiency</p> <p>a) Submit to EDQ IS the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 5 Star Rating under the Green Building Council of Australia (GBCA) Green Star New Buildings rating tool</p> <ol style="list-style-type: none"> I. Evidence of project registration to the GBCA including the submission documentation that demonstrates the building design achieves a minimum projected 5 Star Green Star Rating, with suitable rating points buffer and contingency measures to address rating risk areas. II. Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve a 5 Star rating under the Green Star Building's rating tool. <p><i>Note: It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</i></p> <p>b) Submit to EDQ IS Green Star Designed assessment from the GBCA verifying that the documentation submitted under part a) is projected to achieve the credits required for a 5 Star Rating under the Green Star for Buildings tool (or tool approved under part a).</p> <p><i>Note: Should changes to the design be required in response to GBCA Green Star Designed feedback (to achieve a projected 5 Star Rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</i></p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve a projected 5 Star Rating by the Green Star Designed review undertaken by the GBCA under b).</p> <p>d) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of 5 Star 'as-built' rating certification from the GBCA.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to the commencement of building works</p> <p>c) Prior to commencement of use</p> <p>d) Within 2 years of practical completion.</p>

PDA Development Conditions

Ref	Condition	Timing
MCU 29.	<p>Electric Vehicle readiness</p> <p>a. Include electric vehicle readiness in the development as follows:</p> <ul style="list-style-type: none"> i. Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii. Provision of conduits and/or cable trays to individual parking spaces to a minimum of 20% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and <p>b. Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation <p>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.</p>	For all parts of this condition, prior commencement of the use.
Housing		
MCU 30.	<p>Affordable Housing</p> <p>a) Submit to EDQ DA evidence that the approved development delivers 90 affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i> and the approved plans.</p>	Prior to commencement of use
MCU 31.	<p>Accessible Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 62 accessible units, generally in accordance with the approved plans.</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>	Prior to commencement of use
Infrastructure Contributions		
MCU 32	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the</p>	In accordance with the DCOP

PDA Development Conditions

Ref	Condition	Timing
	MEDQ prior to commencement of use for calculation of final charges.	

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 ****