



Our ref: DEV2024/1529

2 December 2024

Rockpool RAC Northshore Pty Ltd
C/- Town Planning Alliance Pty Ltd
Attn: Ms Jessica Robson & Ms Tara Nunn
PO Box 7657
EAST BRISBANE QLD 4169

Email: eda@tpalliance.com.au

Dear Ms Robson and Ms Nunn

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

PDA Development Application DEV2024/1529 for Material Change of Use for Residential Care Facility (153 Beds) at 330 MacArthur Avenue, Hamilton described as Lot 5 on SP337697

On 2 December 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 Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@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) | Northshore Hamilton PDA | |
| Site Address | 330 MacArthur Avenue, Hamilton QLD 4007 | |
| Lot on Plan Description | Lot Number | Plan Description |
| | Lot 5 | SP337697 |

| PDA Development Application Details | |
|-------------------------------------|---|
| DEV Reference Number | DEV2024/1529 |
| 'Properly made' Date | 13 August 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 | Residential Care Facility (153 Beds) |

| PDA Development Approval Details | |
|----------------------------------|---|
| Decision of the MEDQ | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice |
| Decision Date | 2 December 2024 |
| Currency Period | 6 years from the date of the decision |

| Assessment Team | |
|---------------------------|---|
| Assessment Manager (Lead) | Vivian Lun, Planner – Development Assessment |
| Manager | Peita McCulloch, Manager – Development Assessment |
| Engineer | Ava Jalali, Engineer – Infrastructure Solution |
| Delegate | Beatriz Gomez, Director – Development Assessment |

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. | Cover Sheet, prepared by GJG Architects | 2391-DA-1.0, Issue 5 | 18/9/2024 |
| 2. | Locality Plan, prepared by GJG Architects | 2391-DA-1.1, Issue 5 | 18/9/2024 |
| 3. | Site Plan, prepared by GJG Architects | 2391-DA-1.2, Issue 3 | 18/9/2024 |
| 4. | Ground Floor, prepared by GJG Architects | 2391-DA-2.1, Issue 8 | 2/10/2024 (Amended in Red by EDQ) |
| 5. | Level 1, prepared by GJG Architects | 2391-DA-2.2, Issue 5 | 18/9/2024 |
| 6. | Typical Level, prepared by GJG Architects | 2391-DA-2.3, Issue 5 | 18/9/2024 |
| 7. | Level 5 and Roof, prepared by GJG Architects | 2391-DA-2.4, Issue 5 | 18/9/2024 |
| 8. | MacArthur Ave Elevation, prepared by GJG Architects | 2391-DA-3.1, Issue 6 | 18/9/2024 |
| 9. | Angora Road Elevation, prepared by GJG Architects | 2391-DA-3.2, Issue 5 | 18/9/2024 |
| 10. | Karakul Road Elevation, prepared by GJG Architects | 2391-DA-3.3, Issue 6 | 18/9/2024 |
| 11. | NW Elevation, prepared by GJG Architects | 2391-DA-3.4, Issue 5 | 18/9/2024 |
| 12. | Materials Elevations 1, prepared by GJG Architects | 2391-DA-4.1, Issue 4 | 18/9/2024 |
| 13. | Materials Elevations 2, prepared by GJG Architects | 2391-DA-4.2, Issue 4 | 18/9/2024 |
| 14. | Materials Elevations 3, prepared by GJG Architects | 2391-DA-4.3, Issue 4 | 18/9/2024 |
| 15. | Materials Elevations 4, prepared by GJG Architects | 2391-DA-4.4, Issue 4 | 18/9/2024 |
| 16. | Explanatory Section 1, prepared by GJG Architects | 2391-DA-5.1, Issue 5 | 18/9/2024 |
| 17. | Explanatory Section 2, prepared by GJG Architects | 2391-DA-5.2, Issue 5 | 18/9/2024 |
| 18. | Massing Model, prepared by GJG Architects | 2391-DA-6.1, Issue 6 | 18/9/2024 |
| 19. | Roundabout View, prepared by GJG Architects | 2391-DA-6.2, Issue 5 | 18/9/2024 |
| 20. | Rear Corner View, prepared by GJG Architects | 2391-DA-6.3, Issue 5 | 18/9/2024 |
| 21. | Angora Road View, prepared by GJG Architects | 2391-DA-6.4, Issue 5 | 18/9/2024 |
| 22. | External Features East View, prepared by GJG Architects | 2391-DA-8.1, Issue 5 | 18/9/2024 |
| 23. | External Features West View, prepared by GJG Architects | 2391-DA-8.2, Issue 5 | 18/9/2024 |
| 24. | Detail Blowups East, prepared by GJG Architects | 2391-DA-8.3, Issue 3 | 18/9/2024 |
| 25. | Detail Blowups West, prepared by GJG Architects | 2391-DA-8.4, Issue 3 | 18/9/2024 |
| 26. | Area 1, prepared by GJG Architects | 2391-DA-9.1, Issue 4 | 18/9/2024 |
| 27. | Area 2, prepared by GJG Architects | 2391-DA-9.2, Issue 2 | 18/9/2024 |

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| 28. | Landscape Architectural DA Submission, prepared by Butler and Webb | N/A | 26/6/2024 (Amended in Red by EDQ) |
| 29. | Transport Impact Assessment, prepared by Rytenskild Traffic Engineering | 24050, Version 3 | 3/10/2024 (Amended in Red by EDQ) |
| 30. | Civil Engineering Report, prepared by Acor Consultants | NA240703, Revision 02 | 22/7/2024 (Amended in Red by EDQ) |
| 31. | Geotechnical & Acid Sulfate Soils Investigation Report, prepared by Core Consultants | J002479-001-R-Rev0 | 7/8/2024 |
| 32. | Waste Management Plan, prepared by Universal Foodservice Designs | Revision 4 | 27/9/2024 |
| 33. | Acoustic Assessment Report, prepared by Cundall | 1041450-RPT-AS-001 | 1/7/2024 (Amended in Red by EDQ) |

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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

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

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

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

- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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

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.

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 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.

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

| No. | Condition | Timing |
|----------------------------|--|--|
| General | | |
| 1. | Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by Conditions 4 and 7. | Prior to commencement of use |
| 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. |
| Planning and Design | | |
| 3. | Sustainability and Efficiency – Sufficient Grounds a) Submit to EDQ IS the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a minimum 5 Star Rating under the Green Building Council of Australia (GBCA) Green Star New Buildings rating tool (or equivalent GBCA tool as agreed by EDQ IS). i) Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves the projected Green Star Rating, with suitable | a) Prior to the commencement of building works |

| PDA Development Conditions | | |
|----------------------------|--|--|
| No. | Condition | Timing |
| | <p>rating points buffer and contingency measures to address rating risk areas.</p> <p>ii) Evidence of submission of the above documentation to the GBCA for Green Star Designed assessment.</p> <p>iii) Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve the projected Star rating under the Green Star Building's rating tool.</p> <p>It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</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 the projected Star Rating under the Green Star for Buildings tool (or tool approved under part a).</p> <p>Should changes to the documentation submitted under a) i) be required in response to GBCA Green Star Designed feedback (to achieve the projected 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.</p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve the projected 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 the applicable Star "As-Built" rating certification from the GBCA.</p> | <p>b) Prior to the commencement of building works</p> <p>c) Prior to commencement of use</p> <p>d) Within 12 months of commencement of use</p> |
| 4. | <p>Compliance Assessment – On-site Landscaping</p> <p>Submit to EDQ DA for compliance assessment detailed landscape plans, certified by an AILA, for the development's on-site landscape works. The detailed landscape plans shall be generally in accordance with the approved plans and address the following:</p> <p>a) <u>Planting – Generally</u> Provide details, locations, pot size and all plant species to be utilised in the podium landscape.</p> <p>b) <u>All Road Frontages</u> Provide details about the planting and maintenance of any planting on each road frontage, including:</p> <p>i) all proposed groundcover and shrub planting that is a maximum of 1.5m in height at maturity along these frontages;</p> <p>ii) all trees along the frontage to have a trunk clearance of a minimum of 3m; and</p> <p>iii) variety of heights of planting along the frontage.</p> | <p>For all parts of this condition, prior to commencement of site works</p> |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| 5. | Landscape Works – Construction <p>a) Construct landscape works generally in accordance with the certified plans submitted under Condition 4.</p> <p>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</p> <p>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally 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> <p>c) Prior to commencement of ground level building work</p> |
| Construction Management | | |
| 6. | Hours of Work – Construction <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 |
| 7. | Out of Hours Work – Compliance Assessment <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 |
| 8. | Certification of Operational Work <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p> | At all times |
| 9. | Certification of Operational Work for Contributed Assets <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p> | At all times |
| 10. | Construction Management Plan <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <p>i) noise and dust in accordance with the EP Act;</p> | a) Prior to commencing work |

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

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| | <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. | |
| | b) A copy of the CMP submitted under part a) of this condition must be current and available on site. | b) During construction |
| | c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. | c) During construction |
| 11. | <p>Site Based Stormwater Management Plan</p> <p>Submit to EDQ a site based Stormwater Management Plan, certified by a RPEQ in accordance with PDA Guideline No. 13 Engineering standards.</p> <p>The Stormwater Management Plan report shall include the following:</p> <ul style="list-style-type: none"> i) Preliminary design of plans and hydraulic calculations for the proposed stormwater drainage system. ii) Identify any stormwater runoff from/ to the development site. iii) Confirmation of easements that cover catch drains and swales. iv) Demonstrate the site's stormwater runoff will be connected to the lawful point of discharge/s by gravity with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. v) Demonstrate that the stormwater drainage complies with MP 1.4 – Building over or near relevant infrastructure. | Prior to commencement of stormwater works |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| | <ul style="list-style-type: none"> vi) Demonstrate that the stormwater drainage systems at the lawful discharge point can handle a 10% AEP flow, while the remaining flow up to 1% AEP is managed through the road surface (overland flow) without compromising QUDM's overland flow safety requirements. vii) Confirm that the stormwater quality devices are in accordance with the Brisbane City Council accepted requirements. | |
| 12. | Erosion and Sediment Management <ul style="list-style-type: none"> 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: <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>. b) Implement the certified ESCP submitted under part a) of this condition. | <ul style="list-style-type: none"> a) Prior to commencing work b) During construction |
| 13. | Traffic Management Plan <ul style="list-style-type: none"> a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p> | <ul style="list-style-type: none"> a) Prior to commencing work b) During construction |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| 14. | <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> |
| 15. | <p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p> | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |

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| PDA Development Conditions | | |
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| No. | Condition | Timing |
| 17. | Acid Sulfate Soils Management Plan <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 |
| 18. | Retaining Walls <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 plans; and iv) designed to ensure construction (and associated earthworks) will not compromise road reserve, public infrastructure and private properties. 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 |
| 19. | Streetscape Works <ul style="list-style-type: none"> a) Submit to EDQ IS 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 as stated below and generally in accordance with the following approved plans/ documents: <ul style="list-style-type: none"> i) Landscape Architectural DA Submission Plan Set, prepared by Butler and Webb as dated 26/6/2024; | <ul style="list-style-type: none"> a) Prior to commencement of streetscape works |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| | <ul style="list-style-type: none"> ii) a minimum width of 1.5 metre footpath along Angora Road that connects to the existing footpaths on Karakul Road and Macarthur Avenue; and iii) establish a street tree adjoining replacement on-street parking bay on Angora Road. <p>The certified drawings are to include, where relevant:</p> <ul style="list-style-type: none"> iv) footpath treatments; v) location and specifications of streetscape furniture; vi) location and size of stormwater treatment devices; and vii) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. <ul style="list-style-type: none"> b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council. | <ul style="list-style-type: none"> b) Prior to commencement of use c) Prior to commencement of use |
| 20. | <p>Roadworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) Council's adopted standards; ii) The approved Traffic Impact Assessment, prepared by Rytenschild Traffic Engineering, dated 3 October 2024; and iii) the approved plans <p>The certified roadworks plans are to:</p> <ul style="list-style-type: none"> i) include all roadworks modifications; ii) proposed 2 parking bays along Angora Road at the location shown in the approved Traffic Impact Assessment and approved plans must be constructed in accordance with Council standards and existing Council parking bays within the Streetscapes. <ul style="list-style-type: none"> b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. 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 a) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. | <ul style="list-style-type: none"> a) Prior to commencing roadworks b) Prior to commencement of use c) Prior to commencement of use |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| | 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. | |
| 21. | Road Infrastructure Support Batter Easement Submit to EDQ DA evidence that the Road Infrastructure Support Batter easement has been extinguished. | Prior to commencement of use |
| Traffic and Transport | | |
| 22. | Vehicle Access a) Construct a vehicle crossover: <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 commercial Type B2 (8.1). b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition. | For all parts of this condition, prior to commencement of use |
| 23. | Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. | Prior to commencement of use |
| 24. | Electric Vehicle Provision a) Include electric vehicle readiness in the development as follows: <ul style="list-style-type: none"> i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces b) Electric vehicle charging shall be: <ul style="list-style-type: none"> i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided. | For all parts of this condition, prior to commencement of use |
| 25. | Bicycle Parking - Staff 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. | Prior to commencement of use |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| Utilities | | |
| 26. | Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Brisbane City Council's and Urban Utilities current adopted standards. | Prior to commencement of use |
| 27. | Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Brisbane City Council's and Urban Utilities current adopted standards. | Prior to commencement of use |
| 28. | Stormwater Connection Connect the approved development to a lawful point of discharge: a) generally in accordance with the Site Based Stormwater Management Plan submitted under Condition 11; and b) generally in accordance with Council's current adopted standards. | For all parts of this condition, prior to commencement of use |
| 29. | Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Stormwater management Plan as required by Condition 11 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition. | a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use |
| 30. | 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. | For all parts of this condition, prior to commencement of use |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| 31. | 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. | For all parts of this condition, prior to commencement of use |
| 32. | Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition. | For all parts of this condition, prior to commencement of use |
| 33. | Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition. | a) Prior to commencement of use b) At all times following commencement of use |
| Public Amenity | | |
| 34. | Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in Section 6 and 8 of the following approved document: i) Acoustic Assessment Report, prepared by Cundall dated 1/7/2024. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. | For all parts of this condition, prior to commencement of use |
| 35. | Outdoor Lighting 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> . | Prior to commencement of use |

| PDA Development Conditions | | |
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| No. | Condition | Timing |
| Infrastructure Contributions | | |
| 36. | Infrastructure Charges a) Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment b) Certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. | In accordance with the DCOP |

STANDARD ADVICE

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

**** End of Package ****