



Our ref: DEV2024/1545

10 December 2024

Honeycombes Developments Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Adam Donaldson and Mr Nicholas Kelly
Level 32, 300 George Street
BRISBANE QLD 4000

Email: adonaldson@urbis.com.au; nkelly@urbis.com.au

Dear Messrs Donaldson and Kelly

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

PDA Development Permit for Material Change of Use for Multiple Dwelling (34 Townhouses), Community Use (Community Centre), Food and Drink Outlet (Café) at 10 Honeyeater Circuit, Oxley described as Lot 302 on SP326512

On 10 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 Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Oxley PDA	
Site address	10 Honeyeater Circuit, Oxley	
Lot on plan description	Lot number	Plan description
	Lot 302	SP326512
PDA development application details		
DEV reference number	DEV2024/1545	
'Properly made' date	11 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 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	Material Change of Use for: <ul style="list-style-type: none"> • Multiple Dwelling (34 Townhouses), • Community Use (Community Centre), • Food and Drink Outlet (Café) 	
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	10 December 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jennifer Davison, Principal Planner	
Manager	Brandon Bouda, Manager	
Engineer	Ava Jalali, Engineer	
Delegate	Brandon Bouda, A/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.	Architectural Plans, prepared by Arqus Design:	Job number 23-0069	Amended to include updated Site Plan and Deep Planting
	Cover Sheet	A0-0-01 Revision C	23/08/2024
	Site Design Considerations	A0-0-02 Revision C	23/08/2024
	Locality Plan	A0-0-03 Revision C	23/08/2024
	Site Plan - Ground Floor	A1-1-01 Revision J	23/08/2024
	Site Plan - Level 1	A1-1-02 Revision H	23/08/2024
	Site Plan - Level 2	A1-1-03 Revision H	23/08/2024
	Site Plan - Roof	A1-1-04 Revision H	23/08/2024
	Overall Site Cover	A1-2-01 Revision D	23/08/2024
	GFA Schedule	A1-2-02 Revision D	23/08/2024
	Site Plan-Communal Open Space Excluding Community Centre	A1-2-03 Revision H	17/10/2024
	Site Plan – Deep Planting	A1-2-06 Revision B	17/10/2024
	Site Plan - Private Open Space	A1-2-04 Revision F	23/08/2024
	Building Types Layout	A1-2-05 Revision E	23/08/2024
	Streetscape Elevations 1	A1-3-01 Revision E	23/08/2024
	Streetscape Elevations 2	A1-3-02 Revision E	23/08/2024
	Illustration	A1-4-02 Revision C	23/08/2024
	Type A - Compliance Floor Plan	A1-5-01 Revision C	23/08/2024
	Type B - Compliance Floor Plan	A1-5-02 Revision C	23/08/2024
	Type C - Compliance Floor Plan	A1-5-03 Revision C	23/08/2024
	Type D - Compliance Floor Plan	A1-5-04 Revision C	23/08/2024
	Type E - Compliance Floor Plan	A1-5-05 Revision C	23/08/2024
	Community Centre- General Arrangement- Ground Floor & Roof Plan	A2-01-01 Revision E	23/08/2024
	Community Centre-Coloured Elevations	A2-02-10 Revision D	23/08/2024
	Community Centre – Coloured Elevations	A2-02-11 Revision D	23/08/2024
	Community Centre – Areas	A2-02-12 Revision C	23/08/2024
	Residential Communal Facilities- General Arrangement Plan	A3-1-01 Revision D	23/08/2024
	Residential Communal Facilities - Coloured Elevations	A3-2-03 Revision D	23/08/2024

	Building 1 – General Arrangement - Type B- Unit 1, 2, 3 & 4 - Ground Floor	A4-1-01 Revision D	23/08/2024
	Building 1 – General Arrangement - Type B- Unit 1,2,3 & 4 – Level 1	A4-1-02 Revision D	23/08/2024
	Building 1 – General Arrangement - Type B- Unit 1, 2, 3 & 4 – Roof Plan	A4-1-03 Revision D	23/08/2024
	Building 1 – General Arrangement - Type B- Unit 1, 2, 3 & 4 – Coloured Elevation	A4-2-03 Revision D	23/08/2024
	Building 1-Type B – Unit 1, 2, 3 & 4 - Coloured Elevations	A4-2-04 Revision D	23/08/2024
	Building 2 – General Arrangement- Type C & D- Unit 5, 6 & 7- Ground Floor	A5-1-01 Revision D	23/08/2024
	Building 2 – General Arrangement- Type C & D - Unit 5, 6 & 7- Level 1	A5-1-02 Revision D	23/08/2024
	Building 2 – General Arrangement - Type C & D – Unit 5, 6 & 7 - Roof Plan	A5-1-03 Revision D	23/08/2024
	Building 2 - Type C & D – Unit 5, 6 & 7 - Coloured Elevations	A5-2-03 Revision D	23/08/2024
	Building 2 - Type C & D – Unit 5, 6 & 7 - Coloured Elevations	A5-2-04 Revision D	23/08/2024
	Building 3 - General Arrangement Type C - Unit 8 & 9 - Ground Floor	A6-1-01 Revision D	23/08/2024
	Building 3 - General Arrangement - Type C - Unit 8 & 9 - Level 1	A6-1-02 Revision D	23/08/2024
	Building 3 – General Arrangement - Type C - Unit 8 & 9 - Roof Plan	A6-1-03 Revision D	23/08/2024
	Building 3 - Type C - Unit 8 & 9 - Coloured Elevations	A6-2-03 Revision D	23/08/2024
	Building 3 - Type C-Unit 8 & 9 - Coloured Elevations	A6-2-04 Revision D	23/08/2024
	Building 4 – General Arrangement - Type C- Unit 10, 11, 12 & 13 - Ground Floor	A7-1-01 Revision D	23/08/2024
	Building 4 – General Arrangement - Type C – Unit 10, 11, 12 & 13 - Level 1	A7-1-02 Revision D	23/08/2024
	Building 4 – General Arrangement - Type C – Unit 10, 11, 12 & 13 - Roof Plan	A7-1-03 Revision D	23/08/2024
	Building 4 - Type C – Unit 10, 11, 12 & 13 - Coloured Elevations	A7-2-03 Revision D	23/08/2024
	Building 4-Type C – Unit 10, 11, 12 & 13 - Coloured Elevations	A7-2-04 Revision D	23/08/2024
	Building 5 – General Arrangement - Type D - Unit 14, 15 & 16 - Ground Floor	A8-1-01 Revision D	23/08/2024
	Building 5 – General Arrangement - Type D - Unit 14, 15 & 16 - Level 1	A8-1-02 Revision D	23/08/2024

	Building 5 – General Arrangement - Type D - Unit 14, 15 & 16 - Level 2	A8-1-03 Revision D	23/08/2024
	Building 5 – General Arrangement Plan - Type D – Unit 14,15 & 16 - Roof Plan	A8-1-04 Revision D	23/08/2024
	Building 5 - Type D- Unit 14, 15 & 16 - Coloured Elevations	A8-2-03 Revision D	23/08/2024
	Building 5 - Type D - Unit 14, 15 & 16 - Coloured Elevations	A8-2-04 Revision D	23/08/2024
	Building 6 – General Arrangement - Type D - Unit 17, 18 & 19 - Ground Floor	A9-1-01 Revision D	23/08/2024
	Building 6 – General Arrangement - Type D - Unit 17,18 & 19 - Level 1	A9-1-02 Revision D	23/08/2024
	Building 6 - General Arrangement Plan - Type D-Unit 17,18 &19 - Level 2	A9-1-03 Revision D	23/08/2024
	Building 6 - General Arrangement Plan -Type D-Unit 17,18 &19 - Roof Plan	A9-1-04 Revision D	23/08/2024
	Building 6 - Type D-Unit 17,18 & 19 - Coloured Elevations	A9-2-03 Revision D	23/08/2024
	Building 6 - Type D - Unit 17, 18 & 19 - Coloured Elevations	A9-2-04 Revision D	23/08/2024
	Building 7 - General Arrangement -Type E- Unit 19 & 20 - Ground Floor & Level 1	A10-1-01 Revision D	23/08/2024
	Building 7 - General Arrangement - Type E- Unit 19 & 20 - Level 2 & Roof	A10-1-02 Revision D	23/08/2024
	Building 7 - Type E – Unit 19 & 20 - Coloured Elevations	A10-2-02 Revision D	23/08/2024
	Building 8 - Type A- Unit 22, 23 & 24 - Ground Floor	A11-1-01 Revision D	23/08/2024
	Building 8 - Type A - Unit 22, 23 & 24 - Level 1	A11-1-02 Revision D	23/08/2024
	Building 8 - Type A - Unit 22, 23 & 24 - Roof Plan	A11-1-03 Revision D	23/08/2024
	Building 8 - Type A-Unit 22, 23 & 24 - Coloured Elevations	A11-2-03 Revision D	23/08/2024
	Building 8 - Type A - Unit 22, 23 & 24 - Coloured Elevations	A11-2-04 Revision D	23/08/2024
	Building 9 - Type A - Unit 25 & 26 - Ground Floor	A12-1-01 Revision D	23/08/2024
	Building 9-Type A - Unit 25 & 26 - Level 1	A12-1-02 Revision D	23/08/2024
	Building 9-Type A - Unit 25 & 26 - Roof Plan	A12-1-03 Revision D	23/08/2024
	Building 9-Type A - Unit 25 & 26 - Coloured Elevations	A12-2-03 Revision D	23/08/2024
	Building 9-Type A - Unit 25 & 26 - Coloured Elevations	A12-2-04 Revision D	23/08/2024

	Building 10 - Type A - Unit 27 & 28 - Ground Floor	A13-1-01 Revision D	23/08/2024
	Building 10 - Type A - Unit 27 & 28 - Level 1	A13-1-02 Revision D	23/08/2024
	Building 10 -Type A - Unit 27 & 28 - Roof Plan	A13-1-03 Revision D	23/08/2024
	Building 10 - Type A - Unit 27 & 28 - Coloured Elevations	A13-2-03 Revision D	23/08/2024
	Building 10-Type A-Unit 27 & 28 - Coloured Elevations	A13-2-04 Revision D	23/08/2024
	Building 11 - General Arrangement - Type B - Unit 29, 30 & 31 - Ground Floor	A14-1-01 Revision D	23/08/2024
	Building 11 - General Arrangement - Type B - Unit 29, 30 & 31 - Level 1	A14-1-02 Revision D	23/08/2024
	Building 11 - General Arrangement - Type B - Unit 29, 30 & 31 - Roof Plan	A14-1-03 Revision D	23/08/2024
	Building 11-Type B - Unit 29, 30 & 31 - Coloured Elevations	A14-2-03 Revision D	23/08/2024
	Building 11-Type B - Unit 29, 30 & 31 - Coloured Elevations	A14-2-04 Revision D	23/08/2024
	Building 12 - General Arrangement - Type E - Unit 32, 33 & 34 - Ground Floor	A15-1-01 Revision D	23/08/2024
	Building 12- General Arrangement - Type E - Unit 32, 33 & 34 - Level 1	A15-1-02 Revision D	23/08/2024
	Building 12 - General Arrangement - Type E - Unit 32, 33 & 34 - Level 2	A15-1-03 Revision D	23/08/2024
	Building 12 – General Arrangement - Type E - Unit 32, 33 & 34 - Roof Plan	A15-1-04 Revision D	23/08/2024
	Building 12-Type E – Unit 32, 33 & 34 - Coloured Elevations	A15-2-03 Revision D	23/08/2024
	Building 12-Type E- Unit 32, 33 & 34 - Coloured Elevations	A15-2-04 Revision D	23/08/2024
2.	Civil Engineering Services Report, prepared by Hurley Consultant Engineers	C24004AR001, Rev A	22/08/2024
3.	FI Response – Civil Engineering Response, prepared by Hurley Consultant Engineers	C24004AL001	17 October 2024
4.	Sustainability Report prepared by Floth	Project No: 22514	31/07/2024
5.	Traffic Engineering Report prepared by TTM	24BRT0043, Rev 4	07.11.24
6.	FI Response – Traffic Engineering Report prepared by TTM	24BRT0043 LT01-01	18 October 2024
7.	Landscape Schematic Design Report, prepared by RPS	Issue C	23/08/2024
8.	Operational Waste Management Report, prepared by TTM	Revision 2	23/08/2024
9.	Bushfire Management Plan, prepared by LEC	Report 24082	24 August 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.

BFP means Building Format Plan.

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

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

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

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

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

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

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or

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.

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
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.

Community Facility and Food and Drink Outlet Use

3.	Community Use Management Plan – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, A Community Management Plan. The management plan is to address the following: <ol style="list-style-type: none"> i) Details of the intended ownership and management; ii) Days and operating hours of the community facility and cafe; iii) How public access and community organisations ability to use the community facility will be maintained at all times during normal operating hours and outside the operating hours where sought; 	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
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PDA Development Conditions

No.	Condition	Timing
	<ul style="list-style-type: none"> iv) Arrangements to maintain the use as a community facility for the life of the land use; v) Arrangements for hire of the facilities, with specifications for discounted fees for use of the facility by community organisations (in whole or in part); vi) Engagement strategy for securing a diverse range of user groups; vii) Timing of any asset hand-over; viii) Details of any off-defects / off-maintenance period associated with hand-over (as needed); and ix) Arrangements for securing public access rights to the building and adjoining the community centre (including access hours). <p>b) Submit to EDQ DA evidence that the Management Plan has been enacted via body corporate arrangements.</p> <p>c) Maintain the land use in accordance with the approved Oxley PDA Community Centre Building Management Plan.</p>	<p>b) Within 10 business days of asset hand over or the commencement of the use, as appropriate.</p> <p>c) At all times following commencement of use.</p>
4.	<p>Hours of Operation – Food and Drink Outlet (Café)</p> <p>Hours of operation are to be limited to 6am to 10pm from Monday to Saturday; and 7am to 7pm on Sundays and public holidays.</p>	<p>At all times following commencement of use.</p>
5.	<p>Electric Vehicle Readiness – Community Use</p> <ul style="list-style-type: none"> 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 15% of all parking bays, conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces designed for Community and Café Use; and ii) Installation of Destination (regular) EVSE chargers to 1 parking bay. b) Electric vehicle charging shall be: <ul style="list-style-type: none"> i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation. c) Submit to EDQ 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. 	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) At all times following commencement of use. c) Prior to commencement of use or BFP endorsement, whichever occurs first.

PDA Development Conditions

No.	Condition	Timing
Sustainability		
6.	Sustainability – Solar and Battery Installation a) All dwellings must include a solar and battery configuration installed by a qualified supplier, comprising: i) A minimum 6kW solar photovoltaic system; ii) A minimum 10kWh battery storage system; and iii) An inverter with a maximum export capacity of 4kW. b) Submit to EDQ IS, certified evidence from a suitably qualified professional, that the energy efficiency measures required by part a) of this condition has been provided.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
7.	Sustainability – Energy Efficiency a) All dwellings must be connected to a three-phase power supply and incorporate the following: i) A dedicated electrical circuit in each garage to enable future electric vehicle charging; ii) Heat pump hot water systems; and iii) Energy-efficient air conditioning systems. b) Submit to EDQ IS, certified evidence from a suitably qualified professional, that the energy efficiency measures required by part a) of this condition has been provided.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
Bushfire		
8.	Landscaping within the Asset Protection Zone Submit to EDQ DA, certification from a qualified Bushfire Consultant confirming that the landscaping within the Asset Protection Zone (APZ) complies with the approved planting palette and does not exacerbate bushfire hazard impacts on the site.	Prior to commencement of use or BFP endorsement, whichever occurs first.
Construction Management		
9.	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed.
10.	Certification of Operational Works Carry out all Operational Works under this approval, including those associated with any contributed and non-contributed assets, in accordance with the <i>Certification Procedures Manual</i> .	At all times.

PDA Development Conditions

No.	Condition	Timing
11.	<p>Certification of Operational Work for Contributed Assets</p> <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
12.	<p>Construction Management Plan</p> <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> <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: <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. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work.</p> <p>b) During construction.</p> <p>c) During construction.</p>

PDA Development Conditions

No.	Condition	Timing
13.	<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>
14.	<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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
15.	<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>	<p>a) Prior to commencing work</p>

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No.	Condition	Timing
	<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>b) During construction.</p> <p>c) As indicated.</p>
16.	<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, including street trees and verge landscape elements.</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. Removal of street trees or verge landscape elements requires compensatory installation of equivalent / ‘like-for-like’ landscape elements.</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 or BFP endorsement, whichever occurs first.</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
17.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved drawings and documents.</p>	<p>a) Prior to commencing earthworks</p>

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No.	Condition	Timing
	<p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) Include amendments in accordance with the stormwater design; ii) include a geotechnical soils assessment of the site; iii) accord with the Erosion and Sediment Control Plans, as required under this development permit; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) 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 viii) 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>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
18.	<p>Acid Sulfate Soil 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 earthworks b) During civil works c) Prior to commencement of use or BFP endorsement, whichever occurs first.

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No.	Condition	Timing
19.	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 documents. 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 or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
20.	Vehicle Access	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the 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 b) Construct the crossover in accordance with part a) of this condition. c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to the commencement of civil works. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
21.	Internal Roadway	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the internal roadway generally in accordance with: <ul style="list-style-type: none"> i) Council adopted standards (excluding width requirements); ii) The approved Civil Engineering Report; and iii) The approved Traffic Impact Assessment prepared by TTM, dated 7/11/2024 	<ul style="list-style-type: none"> a) Prior to the commencement of civil works.

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No.	Condition	Timing
	<p>b) Submit to EDQ IS RPEQ certification that the internal roadway has been constructed in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p>22.</p>	<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>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p>23.</p>	<p>Bicycle Parking</p> <p>Construct, sign and delineate any bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
<p>24.</p>	<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>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
<p>25.</p>	<p>Sewer Connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p>26.</p>	<p>Sewer Relocation – Compliance Assessment</p> <p>a) Submit to EDQ Development Assessment, for compliance assessment detailed design plans, certified by a RPEQ, for the relocation of the existing sewer within the site to avoid conflicts with the proposed buildings. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards; and ii) the Concept Civil Servicing Layout Plan, Drawing No. C24004A-SK-C200, revision B in the approved Civil Engineering report <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) as-constructed plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with Urban Utilities' current adopted 	<p>a) Prior the commencing sewer reticulation work.</p> <p>b) Prior the commencing of building works</p> <p>c) Prior the commencing of building works</p>

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No.	Condition	Timing
	<ul style="list-style-type: none"> standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	
27.	<p>Stormwater Connection</p> <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; and b) generally in accordance with Council's current adopted standards. 	Prior to commencement of use or BFP endorsement, whichever occurs first
28.	<p>Outdoor Lighting</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed drawings, certified by a RPEQ or a member of the Illuminating Engineering Society of Australia and New Zealand, for the outdoor lighting system designed generally in accordance with: <ul style="list-style-type: none"> i) Australian Standards AS1158 – 'Lighting for Roads and Public Spaces;' and ii) Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting. b) Install lighting works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming lighting has been installed 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 lighting works. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
29.	<p>Internal Stormwater Management (Quantity)</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the internal stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; and ii) The approved Civil Engineering Report. b) The designs are required to address the following: <ul style="list-style-type: none"> i) Method of conveyance of flow along the northern boundary to the eastern legal point of discharge (swale or similar) to convey flows, including in the event of blockage of the field inlet pits or flows in excess of the piped drainage design rainfall event. ii) Stormwater overland flow and surcharged pipe flow conveyed to a single stabilised outlet on the north-western boundary, without overtopping into neighbouring properties for all events up to 1% AEP. 	<ul style="list-style-type: none"> a) Prior to commencement of stormwater works. b) As required.

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No.	Condition	Timing
	<ul style="list-style-type: none"> iii) Internal drainage structures and scour protection required to ensure no internal or external damage resulting from the stormwater flow. iv) Overland flow and surcharged pipe flow to be directed to a rock lined chute to convey flow from the property boundary to the external detention basin. v) The discharge characteristics across the northern boundary (flow depth, width, quantity, velocity) are required to be compatible with the design of the rock chute and not result in flow outside of the rock chute capacity for flows up to 1% AEP. vi) All stormwater design aspects are to include appropriate consideration of blockage, hazard assessment and safety signage/fencing in accordance with QUDM. vii) Connection to the underground lawful point of discharge demonstrating: <ul style="list-style-type: none"> A) Low flow (3-month ARI) diversion pipe to existing bioretention basin 1; B) Balance pipe flow (2 year ARI) diversion via pipe to existing flood basin 1; C) Balance flow overland component addressed in accordance with Condition 30; D) 'No-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance; and E) General accordance with Council's current adopted standards. c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council. 	<ul style="list-style-type: none"> c) Prior to commencement of use or BFP endorsement, whichever occurs first. d) Prior to commencement of use or BFP endorsement, whichever occurs first.
30.	<p>Flooding</p> <ul style="list-style-type: none"> a) Construct the development with flood immunity as required by Council standards and Queensland Urban Drainage Manual, in accordance with approved Civil Engineering Report, summarised as follows: <ul style="list-style-type: none"> i) 1% AEP + 300mm – non-habitable floor levels, essential electrical services ii) 1% AEP + 500mm Habitable floor levels b) Maintain the development in accordance with flood immunity requirements for habitable rooms. 	<ul style="list-style-type: none"> a) Prior to the commencement of use b) At all times

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No.	Condition	Timing
31.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
32.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
33.	Broadband a) Submit to EDQ IS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with: i) <i>The Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> ; and ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
34.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) At all times following commencement of use.

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No.	Condition	Timing
35.	<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>	Prior to commencement of use or BFP endorsement, whichever occurs first
36.	<p>Easements over Infrastructure</p> <p>Where applicable, provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</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>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.
Infrastructure Planning		
37.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the Oxley PDA DCOP, indexed to the date of payment.</p> <p>Certified construction plans detailing the GFA are to be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	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 ****