



Our ref: DEV2023/1435/4

11 December 2024\

Coast2Bay Housing Group
C/- RPS
Attn: Mr Ben Heaton
PO Box 6149
MERIDAN PLAINS QLD 4551

Email: ben.heaton@rpsconsulting.com

Dear Mr Heaton

Section 99 Approval - Application to Change PDA Development Approval
Change to PDA Development Approval Application DEV2023/1435/4 for Multiple Residential (34 Dwelling Units) at 61 Light Lane, Banya described as Lot 862 on SP334576 (formerly Banya Avenue and Western Drive, Banya described as Part of Lot 8 on SP332422)

On 11 December 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this 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

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site Address	61 Light Lane, Banya QLD 4551	
Lot on Plan Description	Lot Number	Plan Description
	Lot 862	SP334576

PDA Development Application Details	
DEV Reference Number	DEV2023/1435/4
'Properly made' Date	21 November 2024
Type of Application	<input type="checkbox"/> PDA Development Application for: <ul style="list-style-type: none"> <input 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 checked="" type="checkbox"/> Application to Change PDA Development Approval <input type="checkbox"/> Application to Extend Currency Period
Proposed Development	Multiple Residential (34 Dwelling Units)

PDA Development Approval Details	
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for Material Change of Use for Multiple Residential (34 Dwelling Units)</p> <p>The change to approval is for:</p> <ul style="list-style-type: none"> • Removal of private rear access on ground level units; and • Modification of Condition 21
Original Decision date	31 October 2023
1 st Change to Approval Date	11 December 2024
Currency Period	6 years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment
Manager	Jennifer Sneesby, Manager – Development Assessment
Engineer	Xi Gan, Principal Engineer – Infrastructure Solution
Delegate	Amanda Dryden, 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 Hollindale Mainwaring Architecture	SK-0, Rev. I	7/11/2024
2.	Sketch Drawings – Title Sheet, prepared by Hollindale Mainwaring Architecture	SK-1, Rev. I	7/11/2024
3.	Sketch Drawings – Pictorial Inspiration, prepared by Hollindale Mainwaring Architecture	1279: SK-1-01 (H)	17/10/2023
4.	Locality Plan, prepared by Hollindale Mainwaring Architecture	1279: SK-2-00 (H)	17/10/2023
5.	Site Analysis + Site Plan, prepared by Hollindale Mainwaring Architecture	1279: SK-2-01 (I)	7/11/2024
6.	Upper Site Plans, prepared by Hollindale Mainwaring Architecture	1279: SK-2-02 (H)	17/10/2023
7.	Building Plan: Ground Floor, prepared by Hollindale Mainwaring Architecture	1279: SK-2-03 (I)	7/11/2024
8.	Building Plan: First Floor, prepared by Hollindale Mainwaring Architecture	1279: SK-2-04 (H)	17/10/2023
9.	Building Plan: Second Floor, prepared by Hollindale Mainwaring Architecture	1279: SK-2-05 (H)	17/10/2023
10.	Building Plan: Roof Level, prepared by Hollindale Mainwaring Architecture	1279: SK-2-06 (H)	17/10/2023
11.	Street Elevations, prepared by Hollindale Mainwaring Architecture	1279: SK-3-01 (I)	7/11/2024
12.	Walkway Elevations, prepared by Hollindale Mainwaring Architecture	1279: SK-3-02 (H)	17/10/2023
13.	Site Sections, prepared by Hollindale Mainwaring Architecture	1279: SK-3-03 (I)	7/11/2024
14.	Entry Elevation Isometrics, prepared by Hollindale Mainwaring Architecture	1279: SK-3-04 (I)	7/11/2024
15.	Area Schedule, prepared by Hollindale Mainwaring Architecture	1279: SK-4-01 (H)	17/10/2023
16.	Unit Plans, prepared by Hollindale Mainwaring Architecture	1279: SK-4-02 (H)	17/10/2023
17.	Unit Plans, prepared by Hollindale Mainwaring Architecture	1279: SK-4-03 (H)	17/10/2023
18.	Unit Plans, prepared by Hollindale Mainwaring Architecture	1279: SK4-04 (H)	17/10/2023
19.	Perspectives: Street, prepared by Hollindale Mainwaring Architecture	1279: SK-5-01 (I)	7/11/2024

20.	Perspectives: Internal, prepared by Hollindale Mainwaring Architecture	1279: SK-5-02 (H)	17/10/2023
21.	Landscape Site Plan, prepared by Project Urban	23245, SD-1, Rev. H	5/11/2024
22.	Landscape First Floor, prepared by Project Urban	23245, SD-2, Rev. H	5/11/2024
23.	Fencing Type, prepared by Project Urban	23245, SD-3, Rev. H	5/11/2024
24.	Fencing Options, prepared by Project Urban	23245, SD-4, Rev. H	5/11/2024
25.	Communal Area, prepared by Project Urban	23245, SD-5, Rev. H	5/11/2024
26.	Plant Imagery, prepared by Project Urban	23245, SD-6, Rev. H	5/11/2024
Plans and Documents Previously Approved on 6 February 2024		Number	Date
1.	Notes - Tonkin	C005 Revision C	24/10/2023
2.	Concept ESC Plan - Tonkin	C010 Revision C	24/10/2023
3.	Concept ESC Notes and Details - Tonkin	C011 Revision C	24/10/2023
4.	Bulk Earthworks Layout Plan - Tonkin	C050 Revision C	24/10/2023
5.	General Construction Layout Plan - Tonkin	C100 Revision C	24/10/2023
6.	General Construction Notes and Details - Tonkin	C110 Revision C	24/10/2023
7.	Stormwater Drainage Layout Plan - Tonkin	C200 Revision C	24/10/2023
8.	Drainage Longitudinal Sections - Tonkin	C210 Revision C	24/10/2023
9.	Road traffic noise attenuation requirements – Lot 862 Banya Social Housing – Paradigm 42	0866 R01 2	17/10/2023 (Amended in red 26 October 2023)

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.

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

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.

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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

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

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

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

Submitting documentation to EDQ

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

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

PDA Development Conditions

No.	Condition	Timing
Material Change of Use – Multiple Residential		
1.	Carry Out and Maintain the Approved Development Carry out and maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
Construction Management		
2.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Out of Hours Work – Compliance Assessment 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 form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP) prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: 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	a) Prior to commencing site works

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

PDA Development Conditions		
No.	Condition	Timing
	<p>Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</p> <p>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</p> <p>iv) complaints procedures;</p> <p>v) site management:</p> <ol 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>b) During construction</p> <p>c) During construction</p>
5.	<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> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites; <p>And the following approved drawings:</p> <ol style="list-style-type: none"> iii) <i>Concept Erosion and Sediment Control Plan Project No: 230485 Drawing No: C010 Rev C dated 24 October 2023 by Tonkin; and</i> iv) <i>Concept Erosion and Sediment Control Notes & Details Project No: 230485 Drawing No: C011 Rev C dated 24 October 2023 by Tonkin</i> 	<p>a) Prior to commencing site works</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
6.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing site works</p> <p>b) During construction</p>
7.	<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; and</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>
8.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>And the following approved drawings:</p> <p>ii) <i>Bulk Earthworks Layout Plan Project No: 230485 Drawing No: C050 Rev C dated 24 October 2023 by Tonkin.</i></p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans, as required by condition 5 – Erosion and sediment management;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) provide details of any areas where surplus soils are to be stockpiled;</p> <p>v) detail protection measures to:</p> <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and <p>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
9.	<p>Acid Sulfate Soils</p> <p>a) Where on-site 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).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
10.	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>); 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
11.	Vehicle Access <ul style="list-style-type: none"> a) Construct the vehicle crossover generally in accordance with the approved plans. b) 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 commencement of use b) Prior to commencement of use
12.	Car Parking <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
13.	Bicycle Parking <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
14.	Electric Vehicle Readiness – Multiple Residential <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) Electric Vehicle Supply Equipment (EVSE) chargers for 50% of visitor parking bays; and ii. Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces for 50% of visitor parking bays (during construction) to enable future Basic (slow) EVSE installation; 	For all parts of this condition, prior to commencement of the use

PDA Development Conditions		
No.	Condition	Timing
	<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 IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	
15.	<p>Sustainable products/initiatives</p> <p>a) Submit to EDQ IS the following to demonstrate sustainable initiatives for this development:</p> <ul style="list-style-type: none"> i. Pervious pavement product specification. ii. Use of recycled plastic furniture in first and second floor common property. iii. Procurement of 'green' concrete for low strength concrete (ie, car parking slab). Examples of 'green' concrete is replacing Portland cement with supplementary cementitious materials by more than 30% measured by mass; using recycled material in coarse aggregate by more than 40% measured by mass (crushed concrete); and using recycled materials in fine aggregate by more than 25% measured by mass (crushed glass). iv. Procurement of recycled material in road base; up to 20% of recycled material (crushed concrete, reclaimed asphalt, recycled brick, recycled glass in accordance with DTMR MRTS05). <p>b) Carry out the works generally in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of any works</p> <p>b) Prior to commencement of use</p>
16.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.</p>	Prior to commencement of use
17.	<p>Sewer Connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.</p>	Prior to commencement of use
18.	<p>Stormwater Connection</p> <p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</p>	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
22.	Electricity <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
23.	Telecommunications <p>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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
24.	Broadband <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
25.	Landscape Works <p>a) Submit to EDQ IS detailed landscape plans certified by an AILA generally in accordance with the following:</p> <ul style="list-style-type: none"> • <i>Landscape Site Plan – SD-1 Job No 23245 Revision G 19/10/2023</i> by Project Urban • <i>Landscape First Floor Plan – SD-2 Job No 23245 Revision G 19/10/2023</i> by Project Urban • <i>Fencing Type – SD-3 Job No 23245 Revision G 19/10/2023</i> by Project Urban • <i>Communal Area – SD-5 Job No 23245 Revision G 19/10/2023</i> by Project Urban • <i>Plant imagery – SD-6 Job No 23245 Revision G 19/10/2023</i> by Project Urban, as amended in red 26/10/2023 	<p>a) Prior to site works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>Detail Landscape Plans are to include:</p> <p><i>Siteworks:</i></p> <ul style="list-style-type: none"> • The extent of soft and hard landscape; • Location and description of fencing, retaining walls and ramps • Existing and finished levels to works particularly in critical areas (e.g. Communal OpenSpace, Top and toe of retaining walls and steps); • Description/details of critical design elements where applicable (e.g. surface treatments, stabilisation of batters, planters) • Basic specification notes on plan for all landscape works <p><i>Planting</i></p> <ul style="list-style-type: none"> • A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting <p><i>Additional Requirements – Irrigation of common planting areas</i></p> <ul style="list-style-type: none"> • Provide a reticulated drip irrigation system (connected to non-town water source i.e. rainwater tank) to all common planting areas designed by a Certified Irrigation Professional (CIP), with drainage connected to the stormwater system <p>b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS “as constructed” plans, certified by an AILA, and where required CIP, that the landscape works including drip irrigation system have been undertaken generally in accordance with part (a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
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>
27.	<p>Acoustic treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in sections 6 and 7 of the following approved document:</p> <p>i) <i>Lot 862 Banya Social Housing – Road Traffic Noise Attenuation Requirements (Compliance with QDC MP 4.4) Ref: 0866 R01 2 dated 17 October 2023 by Paradigm 42, as amended in red 26/10/2023.</i></p>	<p>a) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. Provide certification by a suitably qualified acoustic professional.	b) Prior to commencement of use
28.	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
29.	Easements over Infrastructure 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. 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.	Prior to commencement of use
30.	Accessible Housing Submit to EDQ DA evidence that the approved development delivers accessible dwelling units generally in accordance with the approved plans. This is demonstrated as meeting the best practice for Gold and Platinum Level in the Livable Housing Design Guidelines, being: <ul style="list-style-type: none"> i) LHA Gold (Types A, A+, B & E) - 6 x 1-bed units, 2 x 1 1-bed + MPR units; 12 x 2-bed units; and 2 x 3-bed units; and ii) LHA Platinum (Type D) - 12 x 1-bed units <i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence e.g. LHA Assessor certification or statement from Registered Architect.</i>	Prior to commencement of use
Infrastructure Charges		
31.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, provide the MEDQ a copy of the Payment Certificate in accordance with clause W25.8 of the Water Infrastructure Agreement.	Prior to commencement of use

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 ****