



Our ref: DEV2024/1570

20 December 2024

Department of Education
C/- QBuild
Att: Ms Tamara Peverill
18 Southgate Avenue
CANNON HILL QLD 4170

Email: tamara.peverill@epw.qld.gov.au

Dear Ms Peverill

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

PDA Development Permit for Material Change of Use for an educational establishment (school), child care centre (kindergarten), community facility and health care service at the Corner of Western Drive, Tyndal Circuit and Hotham Crescent, Banyu described as Lot 8 on SP334576

On 20 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 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

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Corner of Western Drive, Tyndal Circuit and Hotham Crescent, Banya	
Lot on plan description	Lot number	Plan description
	Lot 8	SP334576
PDA development application details		
DEV reference number	DEV2024/1570	
'Properly made' date	25 November 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 an Educational Establishment (School), Child Care Centre (Kindergarten), Community Facility and Health Care Service	
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	20 December 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jennifer Davison, Principal Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Xi Gan, Principal Engineer	
Delegate	Amanda Dryden, Delegate	

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.	Master Plan – Ground, prepared by Hayball	2453.01 A00.3 Revision 5	5 December 2024 and amended in red on 17 December 2024
2.	Master Plan – Level 1, prepared by Hayball	2453.01 A00.31 Revision 5	5 December 2024 and amended in red on 17 December 2024
3.	Master Plan – Roof, prepared by Hayball	2453.01 A00.32 Revision 2	5 December 2024 and amended in red on 17 December 2024
4.	Mode of Transport, prepared by Hayball	2453.01 A01.00 Revision 1	5 December 2024 and amended in red on 17 December 2024
5.	Active Transport Hierarchy, prepared by Hayball	2453.01 A01.01 Revision 1	5 December 2024 and amended in red on 17 December 2024
6.	Elevations, prepared by Hayball	2453.01 A06.01	5 December 2024
7.	Sections, prepared by Hayball	2453.01 A06.10	5 December 2024
8.	Landscape Concept Design Report, prepared by 02LA	DA01	Received on 14 November 2024 and amended in red on 17 December 2024
9.	Hydraulic Services Drainage Roof Area Catchments, prepared by Hayball	17746 Drawing No H17 Revision DD5	October 2022 and amended in red on 17 December 2024
10.	Transport Engineering Report, prepared by TTM Consulting	20241024	5 November 2024
11.	Caloundra West State Primary School Acoustic report, prepared by Stantec	Ref: 301050601	23 October 2024
12.	General Arrangement Layout Sketch	SK002 Rev B	8 November 2024
13.	Hydraulic Services Overall Site Plan, Legend, Notes and Details	H1 Rev DD4	30 July 2024
14.	Hydraulic Services Drainage Site Plan Part 1 of 3 Ground Floor	H2 Rev DD4	30 July 2024
15.	Hydraulic Services Drainage Site Plan Part 2 of 3 Ground Floor	H3 Rev DD5	8 November 2024
16.	Hydraulic Services Drainage Site Plan Part 3 of 3 Ground Floor	H4 Rev DD5	8 November 2024
17.	Hydraulic Services Water and Fire Services Site Plan Part 1 of 3 Ground Floor	H5 Rev DD4	30 July 2024

18.	Hydraulic Services Water and Fire Services Site Plan Part 2 of 3 Ground Floor	H5 Rev DD4	30 July 2024
19.	Hydraulic Services Water and Fire Services Site Plan Part 3 of 3 Ground Floor	H5 Rev DD4	30 July 2024
20.	Hydraulic Services Drainage Site Plan Part 1 of 3 First Floor	H8 Rev DD4	30 July 2024
21.	Hydraulic Services Drainage Site Plan Part 2 of 3 First Floor	H9 Rev DD4	30 July 2024
22.	Hydraulic Services Drainage Site Plan Part 3 of 3 First Floor	H10 Rev DD4	30 July 2024
23.	Hydraulic Services Water and Fire Services Site Plan Part 1 of 3 First Floor	H11 Rev DD4	30 July 2024
24.	Hydraulic Services Water and Fire Services Site Plan Part 2 of 3 First Floor	H12 Rev DD4	30 July 2024
25.	Hydraulic Services Water and Fire Services Site Plan Part 3 of 3 First Floor	H13 Rev DD4	30 July 2024
26.	Hydraulic Services Drainage Site Plan Part 1 of 3 Roof Plan	H14 Rev DD4	30 July 2024
27.	Hydraulic Services Drainage Site Plan Part 2 of 3 Roof Plan	H15 Rev DD4	30 July 2024
28.	Hydraulic Services Drainage Site Plan Part 3 of 3 Roof Plan	H16 Rev DD4	30 July 2024
29.	Hydraulic Services Drainage Roof Area Catchments	H17 Rev DD5	8 November 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.

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.

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.

LTA means *Land Title Act 1994*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

STIA means the Caloundra South Priority Development Area Infrastructure Agreement (State Transport Infrastructure) in effect on 28 September 2015 (as amended from time to time)

WIA means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure) in effect 20 March 2017 (as amended from time to time).

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.

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.

- 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.
 - 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 these conditions.	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.

PDA Development Conditions		
No.	Condition	Timing
Construction Management		
3.	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.
4.	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.
5.	Certification of Operational Work Carry out all Operational Work for local government infrastructure under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
6.	Erosion and Sediment Management 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: 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.	a) Prior to commencing work. b) During construction.
7.	Traffic Management Plan 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: 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;	a) Prior to commencing work.

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

PDA Development Conditions

No.	Condition	Timing
	<ul style="list-style-type: none"> 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>b) During construction.</p>
<p>8.</p>	<p>Construction Noise Management Plan</p> <ul style="list-style-type: none"> 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: <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. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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. 	<ul style="list-style-type: none"> a) Prior to commencing work b) During construction c) As requested by EDQ
<p>9.</p>	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <ul style="list-style-type: none"> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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 	<ul style="list-style-type: none"> a) Prior to commencement of use. b) Prior to commencement of use.

PDA Development Conditions

No.	Condition	Timing
	<p>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>	
10.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>
11.	<p>Acid Sulfate Soils Management Plan</p> <p>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.</p>	<p>a) Prior to commencement of or during earthworks</p>

PDA Development Conditions

No.	Condition	Timing
	<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>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>
<p>12.</p>	<p>Retaining Walls</p> <p>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:</p> <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. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>
<p>13.</p>	<p>Roadworks – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment detailed engineering plans, certified by a RPEQ, for the following roadworks in accordance with PDA Guideline No. 13 Engineering Standard and the approved Transport Engineering Report, prepared by TTM, dated 5/11/24.</p> <ul style="list-style-type: none"> i) Modification of Western Drive central median in accordance with the approved Transport Engineering Report Section 9.4. ii) Modification of Western Drive central median at the exit-only crossover at the northeast corner of the development. iii) All signs and pavement marking for the school’s operation. iv) Traffic signal plan for both signalised intersection; Western Drive/Banya Avenue and Western Drive/Tyndall Circuit. <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS the following:</p>	<p>a) Prior to commencing roadworks.</p> <p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>

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No.	Condition	Timing
	<ul style="list-style-type: none"> i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the <i>Construction Procedures Manual</i>; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. 	
14.	<p>Acoustic Treatments</p> <ul style="list-style-type: none"> a) Submit to EDQ DA an Acoustic Report to determine and mitigate the noise impact of the kindergarten/childcare outdoor play area to the nearest dwelling (Hotham Crescent). The report is to be certified by a suitably qualified person. <p>Where acoustic barrier/fence is proposed, a transparent material is required and must be in accordance with Condition 31. Submit detail design of the fence as part of the Acoustic Report.</p> <ul style="list-style-type: none"> b) Construct the mitigation measures in accordance with the certified report required under part a) of this condition. c) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met. 	<ul style="list-style-type: none"> a) Prior to commencing building works b) Prior to commencement of use. c) Prior to commencement of use.
15.	<p>Streetscape Works</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping, for street trees and streetscaping being removed and replaced in the road reserve. b) Construct streetscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to commencing streetscape works b) Prior to commencement of use. c) Prior to commencement of use.
16.	<p>Vehicle Access</p> <ul style="list-style-type: none"> a) Construct the vehicle crossovers: <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. 	<ul style="list-style-type: none"> a) Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use.
17.	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.
18.	Bicycle Parking 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.
19.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater’s current adopted standards.	Prior to commencement of use.
20.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater’s current adopted standards.	Prior to commencement of use.
21.	Stormwater Connection Connect the approved development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and generally in accordance with Council’s current adopted standards.	Prior to commencement of use.
22.	Rainwater Tanks a) Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as minimum 1KL per toilet. b) Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. c) Tanks must be connected to and supply water to all of the following: i) Toilets (all toilets) ii) Urinals (all urinals) iii) Laundry (all cold taps in laundry) iv) Outdoor taps (all outdoor taps)	a) Prior to commencement of use. b) At all times. c) Prior to commencement of use.

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No.	Condition	Timing
23.	<p>Electricity</p> <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>
24.	<p>Telecommunications</p> <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>
25.	<p>Broadband</p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use.</p>
26.	<p>Landscape Works</p> <p>a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Landscape Concept Design Report, prepared by 02LA.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work.</p> <p>b) Prior to commencement of use.</p>
27.	<p>Landscaping</p> <p>a) A minimum of 10% of the site is comprised of planted landscapes. Landscaping is to be a minimum of 2m wide and the % does not include hard landscaping.</p> <p>b) Car parking areas are to include a soft landscaped strip of at least 2m wide along the boundaries and include 1 shade tree per 6 car parking spaces for open air car park.</p>	<p>Prior to commencement of use.</p>

PDA Development Conditions		
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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.
Planning		
30.	Health Hub and Community Use – Hours of Operation The hours of operation for the Health Hub and Community Use are limited to: <ul style="list-style-type: none"> • Monday to Saturday: 7:00am to 7:00pm • Sunday and Public Holidays: 8:00am to 6:00pm 	At all times.
31.	Kindergarten – Hours of Operation The hours of operation for the kindergarten are limited to: <ul style="list-style-type: none"> • Monday to Friday: 6:30am to 6:00pm 	At all times.
Design Detail		
32.	Architectural – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, detailed floor plans and elevations of the proposed development. The submission must include: <ul style="list-style-type: none"> • Detailed elevations of all building façades, clearly illustrating dimensions, architectural features, access points, and fenestration details. • A comprehensive colour and materials palette, including specifications, finishes, and visual references. • Updates to plans to reflect any amendments in red shown on the plans as marked up by EDQ. External facade materials include a mix of two or more of the following: i) Glazing clear tinted or colour backed; ii) Brickwork; iii) Timber; iv) Coloured rendered/bagged finish or split face v) concrete block work; vi) Precast concrete panels; vii) Economical panel systems including prefinished	a) Prior to site works.

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No.	Condition	Timing
	viii) metal panels, tiles, stones; or ix) Recycled materials (e.g. timber). b) Carry out works in accordance with the certified plans submitted under part a) of this condition.	b) 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 ****