



Our ref: DEV2024/1524
Your ref: 11870

31 January 2025

Brisbane Housing Company Limited
C/- Saunders Havill Group
Attn: Ms Anna Havill
9 Thompson Street
BOWEN HILLS QLD 4006

Email annahavill@saundershavill.com

Dear Anna

S89(1)(a) Approval of PDA Development Application
Development Permit for Material Change of Use for Multiple dwelling (Social and Affordable housing) at 17 Karakul Road, Hamilton described as Lot 1 on SP337697

On 31 January 2025, 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Hamilton	
Site address	17 Karakul Road, Hamilton	
Lot on plan description	Lot number	Plan description
	1	SP337697
PDA development application details		
DEV reference number	DEV2024/1524	
'Properly made' date	24 July 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	Multiple dwelling (Social and Affordable housing)	
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	31 January 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Peita McCulloch, Development Manager	
Engineer	Ava Jalali, Engineer	
Delegate	Beatriz Gomez, Director	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Proposed Site Plan	DA01.01, Rev B	16.10.2024
2.	Basement Floor Plan	DA01.02, Rev B	16.10.2024
3.	Ground Floor Plan – Area Calcs	DA30.01, Rev A	28.10.2024 and Amended in Red 17/01/2025
4.	Level 1, 2 & 3 Floor Plan – Area Calcs	DA30.02, Rev A	28.10.2024 and Amended in Red 17/01/2025
5.	Level 4 Floor Plan – Area Calcs	DA30.03, Rev A	28.10.2024 and Amended in Red 17/01/2025
6.	Roof Plan	DA01.06, Rev B	16.10.2024
7.	Precinct Elevations	DA06.01, Rev B	16.10.2024 and Amended in Red 17/01/2025
8.	Precinct Elevations	DA06.02, Rev B	16.10.2024 and Amended in Red 17/01/2025
9.	Elevations – Buildings A, B & D	DA06.03, Rev B	16.10.2024 and Amended in Red 17/01/2025
10.	Elevations – Buildings A, B & D	DA06.04, Rev B	16.10.2024
11.	Elevations – Buildings A, B & D	DA06.05, Rev B	16.10.2024
12.	Elevations – Buildings A, B & D	DA06.06, Rev B	16.10.2024
13.	Elevations – Building C	DA06.07, Rev B	16.10.2024
14.	Elevations – Building C	DA06.08, Rev B	16.10.2024
15.	Elevations – Buildings E-H	DA06.09, Rev B	16.10.2024
16.	Elevations – Buildings E-H	DA06.10, Rev B	16.10.2024
17.	Elevations – Buildings E-H	DA06.11, Rev B	16.10.2024, and Amended in Red 17/01/2025

18.	BHC Northshore Hamilton DA Design Report – 07 Identity Matters	Revision 01	pp. 23
19.	Landscape design and report prepared by ASPECT Studios, titled Northshore Affordable Housing Development Application	BNE24017-DA	22 October 2024
20.	Geotechnical & Acid Sulfate Soils Investigation Report, prepared by Core Consultants	J002388-002-R-Rev0	7 June 2024
21.	Site Based Stormwater Management and Engineering Services Report, prepared by ADG	27933 C R002 Rev01.docx	14/11/2024
22.	Environmental Noise Assessment, prepared by TTM	23BRA00150 R01_0	13/5/2024
23.	Operational Waste Management Plan	24BRW0101 Issue 2	02/07/2024
24.	Earthworks Response and Drawings	27933 / C	20/09/2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

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.

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.

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

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.

DSRCIA means the {"Yarrabilba PDA" if relevant} Developer Sub-regional Charges Infrastructure Agreement {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

Electric Vehicle Supply Equipment (EVSE) is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.

LTA means *Land Title Act 1994*.

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.

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
 - 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.

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.

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.
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.
Construction management		
3.	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.
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 under this approval in accordance with the Certification Procedures Manual.	At all times.
6.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

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

PDA Development Conditions		
No.	Condition	Timing
	<p>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>b) During construction</p>
9.	<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 work</p> <p>b) During construction</p>
10.	<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 Australian Standard AS2436-2010 as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; 	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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"> b) During construction c) As requested by EDQ
11.	<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 infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <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>	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use
Site works		
12.	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) Council's adopted standards; and iii) the approved plans. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) Accord with the approved Geotechnical & Acid Sulfate Soils Investigation Report, prepared by Core Consultants, dated 7 June 2024 ; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail how the adjoining road reserve, public infrastructure and private properties will not be compromised by the development; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 	<ul style="list-style-type: none"> a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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</p> <p>c) Prior to commencement of use</p>
13.	<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; iv) design to ensure construction (and associated earthworks) will not compromise road reserve, public infrastructure and private properties. <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>

PDA Development Conditions		
No.	Condition	Timing
14.	Acid Sulfate Soils Management Plan <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>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>
15.	Road Infrastructure Support Batter Easement <p>Submit to EDQ DA evidence that the Road Infrastructure Support Batter easement has been extinguished.</p>	<p>Prior to commencement of use unless otherwise agreed to in writing by the MEDQ.</p>
Traffic and Transport		
16.	On-street Loading Bays <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the Council's adopted standards.</p> <p>The certified plans are to designate two (2) on-street parking spaces opposite the main entrance of the development along Barcham Road as a 2-minute passenger loading zone, including the installation of appropriate signage, line marking, and compliance with DDA standards, in accordance with Council's adopted guidelines.</p> <p>b) Construct the roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ol style="list-style-type: none"> certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and all documentation as required by the <i>Certification Procedures Manual</i>. 	<p>a) Prior to commencing roadworks.</p> <p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p>

PDA Development Conditions		
No.	Condition	Timing
	iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	
17.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a commercial Type B2 (7.5m). b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
18.	Car Parking Construct, sign and delineate a minimum of 186 car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
19.	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity (load controlled via an electrical EVSE load control management system) for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and iii) Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay. b) Electric vehicle charging shall be: 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 regarding fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of the use
20.	Bicycle Parking a) Construct, sign and delineate a minimum of 252 bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 2015 Bicycle parking facilities</i> and the approved plans.	a) Prior to commencement of use

PDA Development Conditions		
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	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
Utilities		
21.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
22.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
23.	Stormwater Connection Connect the approved development to a lawful point of discharge: 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
24.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Approved Site Based Stormwater Management and Engineering Services Report, prepared by ADG, dated 14/11/2024. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
25.	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 b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
26.	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>
27.	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>
28.	Refuse Collection <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>
Landscaping		
29.	Compliance Assessment – Detailed Landscape plans <p>a) Submit to EDQ DA for compliance assessment, detailed landscape plans prepared by an AILA Registered Landscape Architect, for all landscape works within the site boundary generally in accordance with the landscape design and report prepared by ASPECT Studios, titled Northshore Affordable Housing Development Application, reference number BNE24017-DA and dated 22 October 2024. The detailed landscaping plans should include the following:</p> <p>Design – Generally</p> <p>i. All landscape areas are to be designed:</p> <ul style="list-style-type: none"> • In accordance with CPTED and include appropriate DDA access. • To include appropriate lighting and way finding signage. • To show how streetscape frontages are screened within Deep Soil areas. 	<p>a) Prior to commencing site works</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> To show the extent of soft and hard landscape. To show the extent of basement and/or roof lines To show location and description of fencing, retaining walls and ramps To show existing and proposed finished levels to external works particularly in critical areas (e.g. top and toe of retaining walls and steps) To include details of the future finished levels of the site and building entries (both pedestrian and vehicular) to demonstrate existing verge levels. <p>Planting – Generally</p> <ul style="list-style-type: none"> ii. Provide details and locations of all plant species utilised for the development, including shrubs, ground covers and trees. This must include common name, scientific name, pot size at planting, density of planting and height and width at maturity) iii. Show how planting (location and species) responds to a sun path analysis (to be supplied for assessment) for 9:00am, midday and 3:00pm for each equinox and solstice. iv. Provide details of the proposed maintenance and irrigation strategy for the whole development. Demonstrate that the planting on-basement and façade will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation. <p>Planting – On-basement planters</p> <ul style="list-style-type: none"> v. Location of all proposed on-basement planters and ensuring they provide media depth of the following minimum requirements: <ul style="list-style-type: none"> a. Ground covers up to a mature height of 200mm or less – minimum 300mm; b. Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; c. Shrubs of mature height over 200mm – minimum 600mm; d. Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater. vi. Provide specification for the on-basement planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures. <p>Planting – Façade</p> <ul style="list-style-type: none"> i. For any proposed façade landscaping provide further details for the planting and maintenance of the climbers on the build façades, including: 	

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> a. Structure – details of all the elements required to support plant growth / climbing. b. Media type – specification of light-weight media for suitable for vertical planting on built structures. c. Media volume: <ul style="list-style-type: none"> i. Minimum planting depth 400mm minimum media volume. ii. 100L media for every 1m² foliage at 100mm of thickness. iii. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. <p>b) Carry out the works in accordance with the detailed landscape plans endorsed under part a) of this condition.</p>	<p>b) Prior to commencement of use and maintained in perpetuity</p>
Amenity		
30.	Acoustic Treatments	
	<ul style="list-style-type: none"> a) Construct the approved development to include the acoustic treatments specified in section 7 of the Environmental Noise Assessment, prepared by TTM, dated 13/5/2024. b) 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 commencement of use b) Prior to commencement of use
31.	Outdoor Lighting	
	<p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use</p>
Safety		
32.	Flood Emergency Management Plan (FEMP)	
	<ul style="list-style-type: none"> a) Submit to EDQ IS a Flood Emergency Management Plan (FEMP), prepared by a suitably qualified RPEQ, generally in accordance with the following: <ul style="list-style-type: none"> i) Northshore Hamilton PDA Development Scheme, ii) Brisbane City Plan 2014, and iii) EDQ's relevant guidelines and standards. <p>The FEMP is to include the following information:</p> <ul style="list-style-type: none"> 1) Management of emergency access or evacuation for the site. 2) Outline procedures for both ingress and egress during a flood event, particularly where adjoining roads are flooded. 	<ul style="list-style-type: none"> a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified FEMP submitted under part a) of this condition.	b) At all times following commencement of use.
Sustainability		
33.	<p>Sustainability and Efficiency</p> <p>a) Submit to EDQ IS the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a minimum 4 Star Rating under the Green Building Council of Australia (GBCA) Green Star New Buildings rating tool (or equivalent GBCA tool as agreed by EDQ IS).</p> <ul style="list-style-type: none"> i) Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves the projected Green Star Rating, with suitable rating points buffer and contingency measures to address rating risk areas. ii) Evidence of submission of the above documentation to the GBCA for Green Star Designed assessment. iii) Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve the projected Star rating under the Green Star Building's rating tool. <p>It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</p> <p>b) Submit to EDQ IS Green Star Designed assessment from the GBCA verifying that the documentation submitted under part a) is projected to achieve the credits required for the projected Star Rating under the Green Star for Buildings tool (or tool approved under part a).</p> <p>Should changes to the documentation submitted under a) i. be required in response to GBCA Green Star Designed feedback (to achieve the projected Star Rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve the applicable Star Rating by the Green Star Designed review undertaken by the GBCA under b).</p> <p>a) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of the applicable Star "As-Built" rating certification from the GBCA.</p>	<p>a) Prior to the commencement of building works</p> <p>b) Prior to the commencement of building works</p> <p>c) Prior to commencement of use</p> <p>a) Within 12 months of commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
Built form amendments		
34.	Final External Detailing of Building - Compliance Assessment	
	<p>a) Submit to EDQ DA for Compliance Assessment, architectural drawings certified by a Registered Architect showing the final development details of the following architectural elements depicting a higher level of documentation than shown on the approved plans and documents and including the following amendments:</p> <ul style="list-style-type: none"> i. introduce some transparency (e.g. hit and miss or breeze bricks) to the ground floor balustrade walls for Building A (to Barcham Street) and Buildings G and H (to Karakul) wherever possible; ii. provide increased glazing/openings (at least double the glazing shown on the approved plans) to the eastern elevation of building F; iii. details of any plant and equipment visible from a public right of way or roof mounted including any built-form commensurate screening. <p>b) Construct the development in accordance with the endorsed architectural drawings required under part a) of this condition.</p> <p>c) Submit to EDQ DA certification by a Registered Architect confirming that the building has been constructed in accordance with the approved drawings under part a) of this condition.</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
Social and affordable housing		
35.	Social and affordable housing – Sufficient Grounds	
	<p>a) The dwelling units are to be used solely for the purposes of social and affordable rental housing and not for market rental.</p> <p>b) Submit to EDQ DA written confirmation of the number of affordable and social dwelling units delivered.</p>	<p>a) At all times</p> <p>b) Prior to commencement of use</p>
Infrastructure Charges		
36.	Infrastructure Charges	
	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Certified construction plans detailing the GFA must be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****