



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2020/1134/18

7 February 2025

Cintra Property Pty Ltd
C/- Mecone
Att: Mr Phil Cristaldi
Level 2 / 235 Edward Street
BRISBANE CITY QLD 4000

Email: pcristaldi@mecone.com.au

Dear Mr Cristaldi

Section 99 Approval - Application to Change PDA Development Approval

Staged Development – Stage 1: Material Change of Use for multiple dwelling (60 dwelling units), office and shop (316 sqm) and Building Work for partial demolition and extension works to a heritage place; and Stage 2: Material Change of Use for multiple dwelling (62 dwelling units) at 39 Abbotsford Road, Bowen Hills described as Lot 1 on SP287744

On 7 February 2025 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 be viewed in the MEDQ Development Approvals Register via the Department website [Current applications and approvals](#).

If you require any further information, please Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	39 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	SP287744
PDA development application details		
DEV reference number	DEV2020/1134/18	
‘Properly made’ date	25 August 2024	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Stage 1: Material Change of Use for Multiple Dwelling (60 Dwelling Units), Office and Shop (316m²) and Building Work for Partial Demolition and Extension Works to a Heritage Place. Stage 2: Material Change of Use for Multiple Dwelling (62 Dwelling Units)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: Basement - Basement redesign changes removing excavation works from beneath the heritage building. - Construction of part basement 2. - Reduction of basement extent with the retention wall coming off the western boundary. - Re-alignment of car parks, noting there is no change in the total number of car parks provided. Tower Footprint - Minor recalibration of the tower footprint to facilitate and more functional internal layout	

	Apartment Mix - The total number of apartments has been increased by one to 122 apartments. - Achieved by converting one x 3 bedroom apartment to a typical 2 bed and 1 bed apartment. Building Height - Reduction in building height by 40mm.
Original Decision date	4 September 2020
1 st Change to approval date	13 December 2023
2 nd Change to approval date	7 February 2025
Currency period	Stage 1: 30 November 2026** Stage 2: 30 November 2027** **This is as per currency period extension decided by EDQ on 22 September 2023, and includes the 2-year currency period extension as per the Covid-19 Applicable Event declaration made by the MEDQ pursuant to s171N of the <i>Economic Development Act 2012</i>

Assessment Team	
Assessment Manager (Lead)	Karina McGill, Principal Planner
Manager	Jennifer Sneesby, Manager
Engineer	Jack Landsberg, Principal Technical Officer
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.	Basement 2, prepared by DKO Architecture	AR-2001 RevB	22/10/2024
2.	Basement 1, prepared by DKO Architecture	AR-2002 RevB	22/10/2024
3.	Ground Floor, prepared by DKO Architecture	AR-2003 RevB	22/10/2024 (As Amended in Red 21.01.2025)
4.	Level 1, prepared by DKO Architecture	AR-2004 RevB	22/10/2024
5.	Level 2, prepared by DKO Architecture	AR-2005 RevB	22/10/2024
6.	Level 3, prepared by DKO Architecture	AR-2006 RevB	22/10/2024
7.	Level 4, prepared by DKO Architecture	AR-2007 RevB	22/10/2024
8.	Level 5, prepared by DKO Architecture	AR-2008 RevB	22/10/2024
9.	Level 6, prepared by DKO Architecture	AR-2009 RevB	22/10/2024
10.	Level 7, prepared by DKO Architecture	AR-2010 RevB	22/10/2024

11.	Level 8, prepared by DKO Architecture	AR-2011 RevB	22/10/2024
12.	Roof Plan, prepared by DKO Architecture	AR-2012 RevB	22/10/2024
13.	General Elevations, prepared by DKO Architecture	AR-3000 RevB	22/10/2024
14.	General Sections, prepared by DKO Architecture	AR-3100 RevB	22/10/2024
Plans and documents previously approved on 13 December 2023		Number	Date
1.	Intersection Plan prepared by Plus Architecture	FS10	20/04/2020 (As Amended in Red 7 November 2023)
Plans and documents previously approved on 4 September 2020		Number	Date
1.	Heritage House (Pages 32-38)	n/a	24/01/2020 (As Amended in Red 4/09/20)

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.

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

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

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

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

DCOP means the document titled *Bowen Hills PDA Development Charges and Offset Plan* (DCOP), prepared by EDQ, dated July 2023 (as amended from time to time).

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

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*.

MEDQ means the Minister for Economic Development Queensland.

NatHERS means the Nationwide House Energy Rating Scheme.

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.

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.

- 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 / Planning		
1.	Carry out the approved development Carry out the development in accordance with the approved plan(s), drawing(s) and document(s).	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
2.	Staging The staging of the development is to be undertaken in accordance with the approved plans, drawing and documents.	At all times
3.	Maintain the approved development Maintain each stage of the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings and documents, and any relevant Council engineering or other approval required by the conditions.	At all times while the use remains on the site
4.	Certification of Operational Works All operational work carried out under this approval must comply with the requirements of the CPM.	At all times
Work on the Heritage Place (Abbotsford)		
5.	Compliance assessment - Nominated Heritage Architect a) Submit, to EDQ DA, for compliance assessment details (including name, qualifications, experience and requisite insurance) of a suitably qualified Heritage Architect who will be responsible for certifying and supervising the work under the conditions of this approval. b) The Heritage Architect nominated under Part a) of this condition must be a natural person and not a company and hold professional indemnity insurance from an Insurance Company for not less than \$1,000,000.	a) Within 10 business days of the date of approval b) - d) At all times

PDA Development Conditions		
No.	Condition	Timing
	c) In certifying and supervising the work, the Heritage Architect, endorsed by EDQ under part a) of this condition, is confirming that the work is being undertaken in accordance with this approval, good heritage conservation practice and the Burra Charter of Australis ICOMOS. d) A fresh application must be submitted to EDQ for compliance assessment under this condition if it is proposed to change the Heritage Architect, endorsed by EDQ under part a) of this condition, prior to the completion of the works under part b) of Condition 6 of this approval.	
6.	Work on the Heritage Place (Abbotsford) a) Carry out all work on the Heritage Place (Abbotsford), including shoring, protection, preservation, reconstruction and adaptation work in Stage 1 of the development and in accordance with the approved plans, drawing and documents, documents and plans endorsed under condition of this approval, good heritage conservation practice and the Burra Charter of Australia ICOMOS. b) All work undertaken in, on, under or within 20 metres of the Heritage Place (Abbotsford) must be certified and supervised by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval.	At all times
7.	Security a) Provide to the MEDQ security, in the form of a Bank Guarantee or Insurance Bond from an Approved Security Provider on terms acceptable to the MEDQ, equivalent to the cost of installing and appropriately maintaining the weatherproofing so as to maintain the Heritage Place (Abbotsford) in accordance with Condition 10 (Interim weatherproofing of the Heritage Place) of this approval. b) Provide to the MEDQ security, in the form of a Bank Guarantee or Insurance Bond from an Approved Security Provider on terms acceptable to the MEDQ, equivalent to the cost of structurally reinstating the Heritage Place (Abbotsford) and reconstructing the front and side verandah structures and associated ancillary works (original built form) as required by Condition 17 of this approval. The value of the security is to be set based on an agreed schedule of works and an estimate of cost provided by a suitably qualified and experienced quantity surveyor and endorsed by EDQ.	a) Within 30 business days of the date of approval b) 50% by Feb 2021. Remaining 50% by August 2021 or prior to onsite works commencing.
8.	Calling in the Security The security under Condition 7 (Security) of this approval shall be called in if: - The weatherproofing is not appropriately maintained in accordance with Condition 10 (Interim weatherproofing of the Heritage Place) of this approval or - Rectification work required under Condition 10 (Interim Weatherproofing of the Heritage Place), Part b) of this approval are not carried out as required or	At any time

PDA Development Conditions		
No.	Condition	Timing
	iii. Reconstruction work under Condition 17 of this approval are not completed in accordance with the conditions and currency period of this approval.	
9.	Insurance Provide to the MEDQ a certificate of currency for insurance issued by an Insurance Company in respect of all risks to the Heritage Place (Abbotsford) in an amount equal to the replacement value of the Heritage Place. The replacement value of the Heritage Place is to be determined by a suitable qualified and experience quantity surveyor and certified by the Heritage Architect endorsed under Condition 5 of this approval.	Prior to commencing any work on the site
10.	Interim weatherproofing of the Heritage Place a) Facilitate a joint on-site inspection of the inside and outside of the Heritage Place (Abbotsford) between the Heritage Architect endorsed by EDQ under Condition 5 (Nominated heritage Architect) of this approval and a Heritage Architect representing EDQ to confirm that the existing weatherproofing of the Heritage Place is – a. Adequate to protect the Heritage Place from weather b. Not causing damage from trapped moisture. b) Undertake any rectification works to the weatherproofing that are required to address any issues / inadequacies identified during the inspection undertaken under Part b) of this condition of approval. c) Maintain the weatherproofing on the Heritage Place until the reconstruction and conservation works are completed in accordance with the approved plans and documents and the Heritage Place reaches 'lock up' stage.	a) Within 25 business days of this approval b) within 10 bd of the inspection and identification of any inadequacies or moisture damage c) Until reconstruction and conservation work commence
11.	Submit to MEDQ Submit, to EDQ DA, evidence from an RPEQ that the Heritage Place (Abbotsford) is structurally sound in its current location and given its current temporary support arrangements.	Within 20 business days of this approval and prior to the on-site inspection required by Condition 10 of this approval
12.	Dilapidation report Submit, to EDQ DA, for compliance assessment a dilapidation report prepared by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, and certified by an RPEQ, documenting the current structural and heritage condition of the Heritage Place, including any recommendations for maintaining the interim weatherproofing under Condition 10 (Interim weatherproofing of the Heritage Place) of this approval. The report must be prepared based on a joint on-site inspection of the inside and outside of the Heritage Place (Abbotsford) between the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval and a Heritage Architect representing EDQ.	Within 40 business days of this approval.

PDA Development Conditions		
No.	Condition	Timing
13.	Quarterly inspection reports a) Submit, to EDQ DA, for compliance assessment quarterly reports benchmarking the condition of the Heritage Place against the dilapidation report under Condition 12 (Dilapidation report) of this approval and demonstrating that its structural and heritage integrity has not deteriorated. All reports must be based on an inspection of the building by both the REPQ and Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, carried out no more than 10 business days prior to submission of the report to the MEDQ under Part b) of this condition. b) Undertake any rectification work identified as necessary during the inspection under Part b) of this condition	a) Every 3 months from the date of the dilapidation report submitted under Condition 12 of this approval. b) Within 10 business days of identification of the necessary rectification work
14.	Notice to EDQ - Notification of planned removal of interim weatherproofing prestart meeting a) The Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval is to provide written notice to EDQ DA of the planned date for removal of the interim weatherproofing via email to EDQ. b) The Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval is to request and attend a pre-arranged on-site prestart meeting with EDQ DA prior to the planned removal of the interim weatherproofing and commencement of the approved reconstruction and conservation work.	a) A minimum of 10 business days before the planned removal of the interim weatherproofing and commencing the reconstruction and conservation work b) A minimum of 2 business days before the planned removal of the interim weatherproofing
15.	Compliance assessment – Colour scheme a) Submit, to EDQ DA, for compliance assessment details of the colour scheme for the Heritage Place (Abbotsford). b) Submit, to EDQ DA, certification from the Heritage Architect endorsed by EDQ under Condition 5 of this approval confirming the colour scheme applied to the Heritage Place (Abbotsford) is in accordance with the detailed endorsed under Part a) of this condition.	a) Prior to commencing building work on the Heritage Place (Abbotsford) b) Prior to commencement of use
16.	Compliance assessment – Conservation, restoration and reconstruction work a) Submit, to EDQ DA, for Compliance Assessment detailed plans and information certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, which document the works involved with the conservation, restoration and reconstruction of the Heritage Place (Abbotsford). b) Undertake the conservation, restoration and reconstruction work to the Heritage Place (Abbotsford) in accordance with	a) Within 80 business days of the date of this approval and before any works on the Heritage Place (Abbotsford) b) and c) Prior to commencing the use

PDA Development Conditions		
No.	Condition	Timing
	the endorsed plans and information required by Part a) of this condition. c) Submit, to EDQ DA, 'As Constructed' plans prepared by a RPEQ Structural Engineer, certifying by the Heritage Architect endorsed by EDQ under Condition 5 of this approval, confirming that the conservation, restoration and reconstruction work has been undertaken in accordance with the endorsed plans and information required by Part a) of this condition.	
17.	Compliance assessment - Reconstruction of the original front and side verandahs a) Submit to EDQ DA for Compliance Assessment detailed plans and information certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, documenting the work involved to reconstruct the original front and side verandahs of the Heritage Place (Abbotsford). b) Reconstruct the original front and side verandahs in accordance with the endorsed drawings required by part a) of this condition. c) Submit, to EDQ DA, 'As Constructed' plans certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval certifying that the reconstruction work has been undertaken in accordance with the endorsed plan required by part a) of this condition. <i>Note: Part iii) of Condition 8 (Calling in Security), provides for the MEDQ to call in the security held in relation to the reconstruction of the original front and side verandahs if the reconstruction works are not completed in accordance with the conditions and currency period of this approval.</i>	a) Within 80 business days of the date of this approval and before any works on the Heritage Place (Abbotsford) b) Prior to approval of a plan of subdivision for, or commencing the use of, Stage 1 - whichever is sooner c) Prior to approval of a plan of subdivision for, or commencing the use of, Stage 1 - whichever is sooner
18.	Compliance assessment - Work involving demolition a) Submit to EDQ DA for compliance assessment plans and written details, certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, of any proposed demolition works to the inside or outside of the Heritage Place (Abbotsford). These plans and details are to: - document all elements of the Heritage Place (including, but not limited to flooring, walls, ceilings, windows, doors, cabinetry, roofing, stairs, cladding, verandahs etc) proposed to be partially or fully demolished - including photographs of the elements proposed to be partially or fully demolished - for those elements proposed to be partially demolished, full details of the element and identification (including photographs) of the part to be demolished	a) Before undertaking any (including partial) demolition work to the Heritage Place (Abbotsford)

PDA Development Conditions		
No.	Condition	Timing
	iv. provide the reasons why the element needs to be partially or fully demolished b) Undertake the works in accordance with the endorsed plans and documents. c) The works must be overseen on site by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval. d) Submit to EDQ documentation, certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, that the full and partial demolition work undertaken to the Heritage Place were undertaken in accordance with the endorsed plans and documents.	b) and c) At all times d) Within 5 business days of any demolition work
19.	Compliance assessment - Structural management and protection a) Submit to EDQ DA for Compliance Assessment a Structural Management and Monitoring Plan (SMMP) for the Heritage Place (Abbotsford), certified by a RPEQ and the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval. A separate SMMP must be endorsed for each Stage of development. The SMMP must detail / provide: i. all work to be undertaking in, on, under and within 20 metres of the Heritage Place (Abbotsford); ii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; iii. mitigation measures to protect the Heritage Place (Abbotsford), including any proposed hoarding (ultimate) and structural augmentation from the shoring of adjacent basements; iv. a comprehensive monitoring strategy and methodology for the Heritage Place in the context of the proposed construction activities and methodologies v. a Maintenance and Security Plan for the Heritage Place (Abbotsford) during the works vi. any temporary works required to support (shore up) the Heritage Place (Abbotsford) and how any damage from these temporary works will be identified, rectified and reported to EDQ; vii. where steel bracing will come into contact with building fabric and how and where neoprene pads will be installed to mitigate any impacts from this contact viii. any additional structural bracing required to be installed but not documented in the approved plans and documents referenced in this approval ix. any necessary fire protection services required to the Heritage Place	a) Before starting work for each stage

PDA Development Conditions		
No.	Condition	Timing
	x. how emergency power/water will be retained at the Heritage Place during construction to protect the structure from fire, damage and vandalism xi. strategies to mitigate the Heritage Place from potential impacts associated with common site activities during construction including unnecessary and unregulated access, the storage of material, use of the Heritage Place as a place of refuse and “smoko”. b) Each SMMP must be certified by a RPEQ and accompanied by a detailed engineering drawings and geotechnical report, demonstrating that the heritage buildings are adequately protected from damage during demolition and other site works c) Undertake monitoring generally in accordance with the certified methodology/program required under part a) of this condition. d) On request, submit to the EDQ survey monitoring results and an accompanying report certified by a RPEQ. e) Construct the stage of works strictly in accordance with the applicable endorsed SMMP required under part b) of this condition. f) Complete make good provisions as specified in the endorsed SMMP under part a) of this condition g) Submit to the EDQ ‘as-constructed’ plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings.	b) Prior to lodging for compliance assessment under Part a) of this condition c) At all time during construction activities for both stages d) During construction activities for both stages and up to 12 months following completion of construction of each stage e) At all times f) and g) Within 3 months of completion of works for each stage, commencing the use or endorsement of plans of subdivision for the stage, whichever comes first.
Architecture and Design		
20.	Compliance assessment - External building details for buildings other than the Heritage Place (Abbotsford) a) Submit to EDQ DA for compliance assessment details of the building, facade materials, colours and finishes generally consistent with the approved plans. b) Construct the development in accordance with the endorsed details.	a) Prior to commencing building work for each stage b) Prior to commencement of use
Landscape and Environment		
21.	Interim grassing of site – entire site a) The whole of the site must be adequately grassed to prevent soil and dust nuisance on and from the site. b) The site is to remain adequality grassed until such time as a Pre-Start meeting has been conducted with EDQ.	a) Within 60 days of this approval b) Until the pre-start meeting for Stage 1 has been conducted with EDQ, unless evidence is provided to EDQ (Development Assessment) that approved construction work will commence on the

PDA Development Conditions		
No.	Condition	Timing
		site within 60 days of the date of this approval
22.	Compliance Assessment - Landscape Works (including interim landscaping works for Stage 2) a) Submit to EDQ DA for compliance assessment detailed landscape plans, including interim landscape work for Stage 2, certified by an AILA registered Landscape Architect for improvement works within the proposed development generally in accordance with the approved plans b) Construct the works generally in accordance with the plans endorsed under part a) of this condition. c) Provide verification by an AILA registered Landscape Architect that the works have been completed generally in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencing the landscape work for each stage b) Prior to commencing the use of each stage and to be maintained c) Prior to commencing the use of each stage
23.	Site Management of Stage 2 a) The area identified as Stage 2 on the approved plans is to be used and managed in accordance with the Construction Management Plan to appropriately mitigate pollution and nuisance impacts. b) The area identified as Stage 2 is to be reinstated with grass. c) The area identified as Stage 2 is to remain adequately grassed	a) At all times, including during construction of Stage 1 b) Prior to commencing the use of Stage 1 c) Until a Pre-start meeting has been conducted with EDQ for Stage 2.
24.	Acoustic treatments a) Submit to EDQ IP an updated noise assessment report, certified by a RPEQ, that includes noise mitigation assessment for air-conditioning and other on-site mechanical plant. b) Undertake acoustic treatments to the development in accordance with the recommendations in the updated report submitted in part a).	a) Prior to commencing site work for each stage b) Prior to commencing the use of each stage
25.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ IP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencing and during site works of each stage b) Prior to commencing the use of each stage
26.	Erosion and Sediment Management a) Submit to EDQ IP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with Council's <i>"Erosion and Sediment Control Standard"</i> (Version 9 or later).	a) Prior to commencing site work of each stage

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction work for each stage
Sustainability		
27.	Sustainable design a) Design and construct the development to achieve an average NatHERS rating of 7.5 stars. b) Submit to EDQ DA written evidence, from a suitably qualified sustainability professional, that the development has been designed and constructed to meet part a) of this condition.	a) Prior to commencing building work for each stage b) Prior to commencing the use of each stage
28.	Affordable Housing Submit to EDQ DA evidence to substantiate that each stage of the development delivers a minimum of 5% of the housing stock as affordable in accordance with EDQ Guideline no.16 Housing. The evidence must identify the affordable price point and the corresponding residential dwelling	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
29.	Accessible Housing Submit to EDQ DA evidence demonstrating that each stage of the development delivers 10% accessible units in accordance with EDQ Guideline no. 02 Accessible housing. The evidence is to clearly identify the accessible units within the stage.	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
Site management		
30.	Managing complaints a) Submit to EDQ IP a manual documenting the processes and procedures to manage complaints, including escalation, resolution and notification. b) Install a legible and visible sign on the Abbotsford Road frontage of the site, providing a 24 /7 contact name and phone number in the case of a complaint related to construction activities under this approval.	a) Prior to commencing work for the stage b) At least 10 business days prior to commencing work for the stage
Engineering		
31.	Construction Management Plan a) Submit to EDQ IP a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.	a) Prior to commencing site work for each stage

PDA Development Conditions		
No.	Condition	Timing
	iv. a site layout plan superimposed on the road plan identifying the areas to be affected by the construction and access activities; v. loading and unloading locations for materials; vi. on-site storage and placement of materials, structures, plant and equipment on site, from time to time; vii. if applicable, any proposed arrangement utilising any part of the road reserve for construction related activities; viii. location of proposed external hoardings (ultimate) and gantries; ix. location of perimeter fencing; x. if required, contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and xi. management of waste for the all works xii. including hazardous waste storage and transportation prepared by the Principal Site Contractor. b) The CMP must be current and available on the site c) Undertake all work in accordance with the CMP.	b) and c) At all times during construction
32.	Traffic Management Plan a) Submit to EDQ IP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). vi. a haulage management plan endorsed by Council. b) The TPM must be current and available on the site. c) Undertake all works in accordance with the certified TMP.	a) Prior to commencing site work for each stage b) and c) At all times during construction
33.	Construction noise management plan a) Submit to EDQ IP, 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: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies	a) Prior to commencement of works of each stage

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	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 in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IP Noise Monitoring Reports, certified by a suitably qualified person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) At all times during construction c) As indicated
34.	Structural Monitoring and Vibration a) Submit to EDQ IP a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: • excavation of basement and shoring; • new excavation; • installation of new foundations (i.e. piling); • proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that Council, Urban Utilities, DES has reviewed the monitoring procedure for works adjacent to the Heritage place and public Infrastructure; v) proposed anchoring, including: • whether anchors are temporary or permanent; • anchors' lifespan; • consent from affected landowners and asset owners; vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets. b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	a) Prior to commencing site work for each stage b) At all times during construction

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35.	Filling and Excavation a) Submit to EDQ IP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Development”</i>. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ, certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing site work for each stage b) Prior to commencing the use of each stage c) Prior to commencing the use of each stage
36.	Shoring a) Submit to EDQ IP a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified RPEQ [geotechnical]. The GSDR must include: - confirmation works are designed to meet the following Australian Standards: - AS1726 Geotechnical Site Investigation; - AS2159 Piling - Design and Installation; - AS4678 Earth Retaining Structures; - an investigation plan detailing required geotechnical investigations including laboratory testing and intended purpose of investigations; - an analysis of existing geological conditions, including the stratigraphy, groundwater level, excavatability and profiling; - a table detailing geotechnical design parameters used to undertake detailed design; - where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; - an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development; - a dilapidation survey of each Heritage Place located within 50m of works associated with the approved development; - an assessment detailing:	a) Prior to commencing site work for each stage

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	in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: 1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ IP, RPEQ [civil/geotechnical] certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Within 20 business days of completing of work involving rock and the destressing of the ground anchors
38.	Compliance Assessment - Out-of-Hours Works a) Submit to EDQ IP for compliance assessment, all requests for Out-of-Hours construction works. Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information: i. reason for the request; ii. site plan(s), where applicable; iii. demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours; iv. potential adverse impacts and proposed mitigation strategies/measures; and v. a community engagement strategy and outcomes therefrom. b) Undertake all works generally in accordance with the approval obtained under part a) of this condition	a) At all times b) At all times
39.	Vehicle Access Design and construct vehicle crossovers, including entry/exit signage, generally in accordance with the approved plans and with Council's adopted standards.	Prior to commencing the use of each stage and to be maintained

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40.	Car Parking a) Provide delineated and signed all car parking spaces generally in accordance with the approved plans and documents. b) Car parking spaces are to be designed in accordance with <i>AS2890.1 – 2004 – Off Street Car Parking</i> .	Prior to commencing the use of each stage and to be maintained
41.	Bicycle Parking a) Provide delineated and signed bicycle parking spaces generally in accordance with the approved plans and documents. b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> .	Prior to commencing the use of each stage and to be maintained
42.	Refuse collection a) Submit to EDQ IP evidence of approved refuse collection arrangements, from Council and/or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of site works of each stage b) At all times following commencement of use for each stage
43.	Sewer a) Submit to EDQ IP a Sewer Network Analysis, endorsed by UU, that the site can be serviced by sewer. b) Submit to EDQ IP detailed engineering plans, certified by an RPEQ, to upgrade the existing sewer reticulation, in accordance with part a) of this condition c) Construct the upgraded sewer system and connections in accordance with the certified plans required in part (b) of this condition. d) Submit to EDQ IP 'As Constructed' drawings certified by an RPEQ in a format acceptable to UU confirming all works have been completed in accordance with the certified plans. e) Connect the approved development to the sewer reticulation network generally in accordance with UU current adopted standards.	a) Prior to commencing site work for Stage 1 b) Prior to commencing sewer work for each stage c) Prior to commencing the use of each stage d) Prior to commencing the use of each stage e) Prior to commencing the use of each stage
44.	Water a) Submit to EDQ IP a Water Network Analysis, endorsed by QUU that the site can be serviced by water. b) Submit to EDQ IP detailed engineering plans, certified by an RPEQ, to upgrade the existing water reticulation, in accordance with part a) of this condition. c) Construct the upgraded water system and connections in accordance with the certified plans required in part (b) of this condition. d) Submit to EDQ IP 'As Constructed' drawings certified by an RPEQ in a format acceptable to UU confirming all works have been completed in accordance with the certified plans. e) Connect the approved development to the sewer reticulation network generally in accordance with UU current adopted standards.	a) Prior to commencing site work for Stage 1 b) Prior to commencing water reticulation work for each stage c) Prior to commencing the use of each stage d) Prior to commencing the use of each stage e) Prior to commencing the use of each stage

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45.	Compliance Assessment – Streetscape Works a) Submit to EDQ DA for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA registered Landscape Architect, generally in accordance with the following plans/ documents: - Council's <i>Infrastructure design planning scheme policy (PSP)</i> included in Schedule 6 of <i>City Plan 2014</i> The detailed streetscape plans are to include where applicable: - location and type of street lighting in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; - footpath treatments including joints and proposed joint sealing details; - existing services and pits and proposed treatments; - tactile ground surface indicators details - location and types of streetscape furniture; - location and size of stormwater treatment devices; and - street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition. c) Submit to EDQ DA 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered Landscape Architect.	a) Prior to commencing site work for Stage 1 b) Prior to commencing the use of Stage 1 c) Prior to commencing the use of Stage
46.	Compliance Assessment – Stormwater Management a) Submit to EDQ IP for Compliance Assessment, a Stormwater Management Plan for quantity and quality, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quality</i>. The Stormwater Management Plan must detail the proposed method to relocate the existing overland flow path through the site, including calculation of the volumes and height up to the 1% AEP with a 'no worsening' to upstream or downstream properties. b) Submit to EDQ IP detailed engineering drawings, certified by a RPEQ for the proposed stormwater management system generally in accordance with the endorsed report required by part a) of this condition. c) Construct the works generally in accordance with the certified plans required by part b) of this condition. d) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required by part a) of this condition.	a) Prior to commencing site work for each stage b) Prior to commencing site work for the relevant stage c) Prior to commencing the use for the relevant stage d) Prior to commencing the use for the relevant stage
47.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencing the use of each stage and to be maintained

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48.	Electricity Submit to EDQ IP written evidence from Energex confirming that either: - existing underground low-voltage electricity supply or overhead, where agreed to by Council, is available to the development; or - the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencing site work of each stage
49.	Telecommunications Submit to EDQ IP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencing site work for each stage
50.	Broadband Submit to EDQ IP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencing site work for each stage
51.	Gas Submit to EDQ IP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencing site work for each stage
52.	Public infrastructure (damage, repairs and relocation) - Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. - Should 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 adopted design standards.	- Prior to commencement of use of each stage - Prior to commencement of use of each stage
Surveying, land transfers and easements		
53.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencing the use or endorsement of a Building Format Plan, whichever occurs first
54.	Titling arrangement Development subject to this approval cannot straddle a common boundary.	At all times

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Monetary Contributions		
55.	Infrastructure Contributions Pay to MEDQ the infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is for an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****