



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2023/1468/8

5 June 2025

De Luca Corporation Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Attn: Mr Stephen Mason and Mr Jackson Richardson
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Stephen.mason@rpsgroup.com.au ; Jackson.richardson@rpsconsulting.com

Dear Stephen and Jackson

Section 99 Approval – Application to Change PDA Development Approval DEV2023/1468
Change to Development Approval for Material Change of Use for Retail Uses (Shops, Food Premises); Commercial Uses (Medical Centre, Office); Sport, Recreation and Entertainment Uses (Indoor Sport and Recreation); Residential Use (Multiple Residential); and Service, Community and Other Uses (Community Facility) at 520 Beams Road, Carseldine described as Part of Lot 7003 on SP331690

On 5 June 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 contact Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at Leila.Torrens@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site Information		
Name of priority development area (PDA)	Fitzgibbon PDA	
Site address	520 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Part of Lot 7003	SP331690
PDA Development Application Details		
DEV reference number	DEV2023/1468/8	
'Properly made' date	30 May 2025	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Change to Development Approval – Material Change of Use for: <ul style="list-style-type: none"> • Retail Uses (Shops, Food Premises); • Commercial Uses (Medical Centre, Office); • Sport, Recreation and Entertainment Uses (Indoor Sport and Recreation); • Residential Use (Multiple Residential); • Service, Community and Other Uses (Community Facility) 	
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. The amendment approval is for: <ul style="list-style-type: none"> • Amendment to Conditions 33, 65 & 87 	
Original Decision date	19 September 2024	
1 st Change to approval date	11 April 2025	
2 nd Change to approval date	5 June 2025	
Currency period	6 years from the decision date of original approval	

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

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

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

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

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

EDQ 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.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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.

Plans and Documents previously approved on 11 April 2025		Number	Date
1.	Amended Architectural Proposal Plans – Lot 5003, prepared by Architectus Conrad Gargett	SK-AR-DR-DA 110 Rev E SK-AR-DR-DA 120-A Rev D SK-AR-DR-DA 120-B Rev F SK-AR-DR-DA 121 Rev J SK-AR-DR-DA 122 Rev E SK-AR-DR-DA 123 Rev C SK-AR-DR-DA 124-A Rev C SK-AR-DR-DA 124-B Rev C SK-AR-DR-DA 220 Rev C SK-AR-DR-DA 221 Rev C SK-AR-DR-DA 222 Rev C SK-AR-DR-DA 223 Rev C SK-AR-DR-DA 252 Rev C SK-AR-DR-DA 253 Rev C SK-AR-DR-DA 301 Rev C	31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025 31/03/2025
2.	Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent, prepared by Urbis	December 2024 Issue 02	10/12/2024 (Amended in red 04/04/2025)
3.	Site Based Stormwater Management Plan for the Proposed Carseldine Village Heart Lot 5003, prepared by Bornhorst + Ward	23019 Revision E	27/09/2024
4.	Earthworks Layout, prepared by Bornhorst + Ward Earthworks Sections Sheet 1, prepared by Bornhorst + Ward Earthworks Sections Sheet 2, prepared by Bornhorst + Ward Siteworks and Drainage Layout, prepared by Bornhorst + Ward Retaining Wall Layout, prepared by Bornhorst + Ward Signs and Linemarking Layout, prepared by Bornhorst + Ward	DA-C010 G DA-C020 G DA-C021 G DA-C030 E DA-C070 F DA-C080 E	27/09/2024 27/09/2024 27/09/2024 27/09/2024 27/09/2024 27/09/2024
5.	Operational Waste Management Plan Proposed Mixed Use Development prepared by TTM	Revision 3	27/09/2024

6.	Environmental Noise Assessment, prepared by TTM	23BRA0014 R01_2 Revision 2	19/11/2024
7.	Carseldine Village Lot 5003 – Proposed Change to Development Approval DEV2023/1468– Traffic Engineering Assessment, prepared by TTM	23BRT0076 RP03	30/09/2024
Plans and documents previously approved on 16 September 2024		Number	Date
1.	Carseldine Retail Village Carseldine Statement of Landscape Intent, prepared by Urbis	30.05.2024 Issue 08	30/05/2024
2.	Operational Waste Management Plan Proposed Retail Centre Development, prepared by TTM	Revision 3	22/03/2024
3.	Architectural Proposal Plans, prepared by Architectus Conrad Gargett	SK-AR-DR-DA 009 D SK-AR-DR-DA 020 J SK-AR-DR-DA 021 E SK-AR-DR-DA 022C SK-AR-DR-DA 100 JJ SK-AR-DR-DA 101 X SK-AR-DR-DA 102 H SK-AR-DR-DA 200 K SK-AR-DR-DA 201 K SK-AR-DR-DA 250 K SK-AR-DR-DA 251 H SK-AR-DR-DA 254 D SK-AR-DR-DA 255 B SK-AR-DR-DA 256 B SK-AR-DR-DA 301 G SK-AR-DR-DA 302 F	11/04/2024 11/04/2024 11/04/2024 11/04/2024 28/05/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024 11/04/2024
4.	Environmental Noise Assessment, prepared by TTM	23BRA0107 R01_2 Revision 2	13/12/2023
5.	Site Based Stormwater Management Plan for the Proposed Carseldine Village Heart Lots 5001 & 9001, prepared by Bornhorst + Ward	23019 Revision D	8/03/2024
6.	Carseldine Village Lot 5001 – Proposed Retail Development Traffic Engineering Assessment, prepared by TTM	23BRT0076 RP01	19/12/2023

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 1.	<p>Carry out the Approved Development</p> <p>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:</p> <ul style="list-style-type: none"> • MCU 3 - Final external detailing of buildings • MCU 5 - Out of Hours Work • MCU 25 - Amended Stormwater Quality Plan • MCU 26 - Streetscape Works • MCU 27 - Landscape Works and Plaza Works • MCU 29 - Advertising and Signage 	Prior to commencement of use
MCU 2.	<p>Maintain the Approved Development</p> <p>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.</p>	At all times following commencement of use
MCU 3.	<p>Compliance Assessment – Final External Detailing of Building(s)</p> <p>a) Submit to EDQ Development Assessment, for compliance assessment, architectural drawings certified by a Registered Architect which are generally in accordance with the following approved architectural drawings prepared by Architectus Conrad Gargett:</p> <ul style="list-style-type: none"> • 5001 – Elevations Sheet 1, SK-AR-DR-DA200 Rev K, dated 11/04/2024 • 5001 – Elevations Sheet 2, SK-AR-DR-DA201 Rev K, dated 11/04/2024 • 5003-Northern Elevation, SK-AR-DR-SK 220 Rev C, dated 31/03/2025 • 5003-Southern Elevation, SK-AR-DR-SK 221 Rev C, dated 31/03/2025 • 5003-Eastern Elevation, SK-AR-DR-SK 222 Rev C, dated 31/03/2025 • 5003-Western Elevation, SK-AR-DR-SK 223 Rev C, dated 31/03/2025 • 1-50 Elevations, SK-AR-DR-DA254 Rev D, dated 11/04/2024 <p>The drawings are to show the final details of the built form, in particular building facades, along Meander Street and Plaza Place and proposed treatments to the ground level interface along Meander Street and Plaza Place to encourage and ensure the activation of the street.</p> <p>The façade drawings are to include:</p> <ul style="list-style-type: none"> • details of material colours and finishes generally in 	a) Prior to building works commencing

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p>accordance with the concepts in the approved plans; and</p> <ul style="list-style-type: none"> • details of materials, colours and finishes for soffits, doors and windows; and • details of awning materiality and design. • References to where planting is used to improve facades and include any cross references to landscape concept plans or detailed plans approved through other compliance assessment conditions of this approval. <p>The drawings are to include the following details of the ground level interface:</p> <ul style="list-style-type: none"> • glazing that ensures visual permeability is maintained to the frontages along Meander Street and Plaza Place, to ensure activation of the street frontage. • Door and window locations. <p>b) Construct the development in accordance with plans and drawings endorsed under part (a) of this condition.</p>	<p>b) Prior to commencement of use</p>
Construction management		
MCU 4.	<p>Hours of Work – Construction</p> <p>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.</p>	<p>During construction unless otherwise endorsed</p>
MCU 5.	<p>Compliance Assessment – Out of Hours Work</p> <p>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 form³.</p>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date</p>
MCU 6.	<p>Certification of Operational Work for Contributed Assets</p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	<p>At all times</p>
MCU 7.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ol style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), 	<p>a) Prior to commencing work</p>

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

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p>causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</p> <p>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</p> <p>iv) complaints procedures;</p> <p>v) site management:</p> <ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
MCU 8.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 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>
MCU 10.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
Construction Works		
MCU 11.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed Stage 1 earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and 	<p>a) Prior to commencing Stage 1 earthworks</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p>ii) Approved Engineering Documents.</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, 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 areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out Stage 1 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>
MCU 12.	<p>Acid Sulfate Soils Management Plan</p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 13.	Retaining Walls <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all Stage 1 retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved engineering documents b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing Stage 1 earthworks b) Prior to commencement of use of Stage 1 c) Prior to commencement of use of Stage 1
MCU 14.	Footpath Works <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for a 3.0m wide footpath on Plaza Place and Meander Street on the Stage 1 frontage. The RPEQ certified engineering plans must be designed generally in accordance with the approved Engineering Drawings. b) Construct Footpath Works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all Footpath Works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<ul style="list-style-type: none"> a) Prior to commencing Footpath Works b) Prior to commencement of use c) Prior to commencement of use
Transport		
MCU 15.	Vehicle Access <ul style="list-style-type: none"> a) Construct vehicle crossovers: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Heavy Duty Crossover (BSD - 2021) 	<ul style="list-style-type: none"> a) Prior to commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
MCU 16.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
MCU 17.	Bicycle Parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use
Utilities		
MCU 18.	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
MCU 19.	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
MCU 20.	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
MCU 21.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 22.	Broadband 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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
Stormwater		
MCU 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
MCU 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) The final approved Stormwater Management Plan b) Construct stormwater works 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
MCU 25.	Compliance Assessment - Amended Stormwater Management (Quantity) a) Submit to EDQ IS, for Compliance Assessment, an Amended Stormwater Management Plan and detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and including: i) Demonstration that site flows are discharged in accordance with the Approved Carseldine Urban Village Stormwater Management Plan (DesignFlow, October 2019), which requires the site flows to discharge south to Plaza Place; ii) Detailed stormwater layout drawings, pit and pipe longitudinal sections, and calculation tables of the internal stormwater network demonstrating that the internal network has capacity	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p>to collect and convey flows to the lawful point of discharge in Plaza Place (dome grate at sag point may be required).</p> <p>b) Construct stormwater works generally in accordance with the certified plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
Landscape & Urban Design		
MCU 26.	<p>Compliance Assessment - Streetscape Works</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed design of the ultimate streetscape/verge works to be delivered, certified by an AILA, along Plaza Place and Meander Street with direct frontage to Lots 5001 and 9003, including a schedule of proposed standard and any non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/documents:</p> <p>i) Carseldine Retail Village Landscape Concept prepared by Urbis, Issue 08 dated 30/05/2024.</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with AS1158 –<i>'Lighting for Roads and Public Spaces'</i>; 2. footpath treatments. 3. location and specifications of streetscape furniture. 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 6. Shade analysis to demonstrate that the proposed street trees and built form treatments (eg awnings over footpaths) for the verge treatments will achieve a minimum of 40% shade coverage of the Meander Street verges within 5 years of completion, to align with the ultimate works endorsed via compliance assessment under PDA development approval DEV2022/1321 7. Best practice TWCM/WSUD, urban heat island mitigation; and 8. High quality surface treatments and embellishments. <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of Stage 1 streetscape works</p> <p>b) Prior to commencement of use of Stage 1</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to commencement of use
MCU 27.	<p>Compliance Assessment - Landscape Works and Plaza Works</p> <p>a) Submit to EDQ DA for compliance assessment detailed landscape plans, prepared by an AILA, for the development's Stage 1 landscape works and the interim and ultimate plaza works designed generally in accordance with the following approved plans:</p> <p>i) Carseldine Retail Village Carseldine Statement of Landscape Design Intent dated 30.05.2024</p> <p>The detailed plans are to demonstrate:</p> <ul style="list-style-type: none"> • Adherence to CPTED principles in the design of the landscaping; • That the plaza achieves DDA compliance; • The provision of appropriate lighting to the plaza area; and • The provision of appropriate street furniture including seating, bins and bike rack. <p>b) Construct landscape works and interim plaza works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Construct the ultimate plaza works generally in accordance with the certified plans submitted under part a) of this condition</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use of Stage 1</p> <p>c) Within 2 years of commencement of use of Stage 1</p>
MCU 28.	<p>Public Access to Plaza</p> <p>a) Submit to EDQ evidence that public access to the plaza can be maintained at all times for both the interim and ultimate case.</p> <p>Evidence may include a written statement confirming public access is to be maintained supported by photographs demonstrating public thoroughfare.</p> <p>b) Provide public access to the plaza at all times in accordance with the documentation submitted in accordance with part a) above.</p>	<p>a) Prior to commencement of use of Stage 1 for interim works and again prior to completion of the ultimate plaza works.</p> <p>b) From commencement of use of Stage 1 and at all times</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 29.	<p>Compliance assessment - Advertising & Signage Plan</p> <p>Submit to EDQ DA for compliance assessment a signage and advertising plan demonstrating:</p> <ul style="list-style-type: none"> • Wayfinding: <ul style="list-style-type: none"> ○ Schedule and location of advertising devices to be installed on site. ○ Signage prohibiting HRVs and MRVs from using Meander Street to service the site; ○ Location of appropriate way finding signs throughout the Village Heart Stage 1. ○ A palette demonstrating the type of signage to be used as part of the wayfinding strategy. • Advertising: <ul style="list-style-type: none"> ○ Tenancies windows fronting Plaza Place and Meander Street are to remain unobscured by advertising signage. This includes both freestanding signage boards and surface mounted signage including window adhesives. ○ Signage is to be located on facades to minimise the obstruction of views to and from the tenancies. ○ The use of interior or exterior window blinds for advertising purposes is not permitted. 	Prior to commencement of use of Stage 1 and at all times.
MCU 30.	<p>Visual Amenity - Supermarket Tenancy</p> <p>Submit evidence to EDQ DA demonstrating that the windows of the supermarket tenancy will remain unobscured at all times, when viewed from internal and external to the building.</p>	Prior to commencement of use of Stage 1 and at all times
MCU 31.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.</p>	Prior to commencement of use
Servicing		
MCU 32.	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
Sustainability		
MCU 33.	Sustainability and Efficiency a) Construct the approved development to achieve a minimum 6 leaf EnviroDevelopment b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) & b) Prior to the commencement of use
General		
MCU 34.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
Infrastructure Charges		
MCU 35.	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a 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
PDA Development Conditions		
No.	Condition (Stage 3 – Lot 5003)	Timing
MCU 36.	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: <ul style="list-style-type: none"> • MCU 38 - Communal Open Space • MCU 39 - Final External Detailing of Building • MCU 41 - Out of Hours Work • MCU 63 - Streetscape Works 	Prior to commencement of use
MCU 37.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 38.	<p>Compliance Assessment – Final External Detailing of Building(s)</p> <p>a) Submit to EDQ Development Assessment, for compliance assessment, architectural drawings certified by a Registered Architect which are generally in accordance with the following approved architectural drawings prepared by Architectus Conrad Gargett:</p> <ul style="list-style-type: none"> • 5001 – Elevations Sheet 1, SK-AR-DR-DA200 Rev K, dated 11/04/2024 • 5001 – Elevations Sheet 2, SK-AR-DR-DA201 Rev K, dated 11/04/2024 • 5003-Northern Elevation, SK-AR-DR-SK 220 Rev C, dated 31/03/2025 • 5003-Southern Elevation, SK-AR-DR-SK 221 Rev C, dated 31/03/2025 • 5003-Eastern Elevation, SK-AR-DR-SK 222 Rev C, dated 31/03/2025 • 5003-Western Elevation, SK-AR-DR-SK 223 Rev C, dated 31/03/2025 • 1-50 Elevations, SK-AR-DR-DA254 Rev D, dated 11/04/2024 <p>The drawings are to show:</p> <ul style="list-style-type: none"> • Elevation and façade treatment drawings for all floor levels that demonstrate the final design outcome for all elevations of the built form including: • details of material colours and finishes generally in accordance with the concepts in the approved plans; and • details of materials, colours and finishes for soffits, doors and windows; and • details of awning materiality and design. • References to where planting is used to improve facades and include any cross references to landscape concept plans or detailed plans approved through other compliance assessment conditions of this approval <p>The architectural drawings must nominate materials, colours and finishes;</p> <p>b) Construct the development in accordance with the approved architectural drawings endorsed under part (a) of this condition.</p>	<p>a) Prior to building works commencing</p> <p>b) Prior to commencement of use</p>
Construction Management		
MCU 39.	<p>Hours of Work – Construction</p> <p>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.</p>	<p>During construction unless otherwise endorsed</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 40.	<p>Compliance Assessment – Out of Hours Work</p> <p>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 form⁴.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
MCU 41.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

⁴ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p><i>Australian Standard AS2436-2010</i> 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; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. 	
	<p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p>	b) During construction
	<p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	c) As requested by EDQ
MCU 45.	<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		
MCU 46.	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed Stage 3 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) the approved engineering documents. <p>The certified earthworks plans are to include:</p>	<ul style="list-style-type: none"> a) Prior to commencing Stage 3 earthworks

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<ul style="list-style-type: none"> i) a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 43 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 3. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 4. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
MCU 47.	<p>Acid Sulfate Soils Management Plan</p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 48.	Retaining Walls <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all Stage 3 retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing Stage 3 earthworks b) Prior to commencement of use c) Prior to commencement of use
Geotechnical		
MCU 49.	Shoring <ul style="list-style-type: none"> a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: <ul style="list-style-type: none"> i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ol style="list-style-type: none"> 1. details on the stratigraphy, groundwater level, excavatability and profiling. 2. a table detailing geotechnical design parameters used to undertake detailed design. 3. 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. iii) analysis of groundwater hydrology, including: <ol style="list-style-type: none"> 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development. iv) analysis and measures to minimise impacts to existing buildings and public utilities, including: 	<ul style="list-style-type: none"> a) Prior to commencing Stage 3 earthworks

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<ol style="list-style-type: none"> 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated. <p>v) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties. 3. design drawings and technical specifications, including any temporary and permanent structures. 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
MCU 50.	<p>Excavation and Basement Design</p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ol style="list-style-type: none"> i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: <ul style="list-style-type: none"> • <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments;</i> 	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<ul style="list-style-type: none"> the Geotechnical Shoring and Design Report submitted under CONDITION 50 of this approval; the Rock and Ground Anchor Report submitted under CONDITION 52 of this approval: <ol style="list-style-type: none"> locations of cut and fill, and the character of material. quantity of fill to be deposited. a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material. existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties. mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater and: Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ol style="list-style-type: none"> certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction</p> <p>c) Prior to commencement of use</p>
MCU 51.	<p>Temporary Rock and Ground Anchors</p> <p>a) Submit to EDQ IS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> detailed engineering drawings detailing the locations and specifications of rock and ground anchors; where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: <ul style="list-style-type: none"> prior to the de-stressing of the temporary ground anchors; and upon completion of the building. <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p>	<p>a) Prior to Commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p>c) Submit to the EDQ IS RPEQ:</p> <ul style="list-style-type: none"> i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ul style="list-style-type: none"> a) 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); b) location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; c) construction methodology used during installation and the results of any tests; d) surveyed location of the following plotted on the shoring plan and wall sections: <ul style="list-style-type: none"> • existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); • existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and • existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. <p>d) Submit to EDQ IS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use</p>
Transport		
MCU 52.	Footpath Works	
	<p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for a 3.0m wide footpath on Plaza Place and Meander Place at the Stage 3 frontage. The RPEQ certified engineering plans must be designed generally in accordance with the approved Engineering Documents.</p> <p>b) Construct Footpath Works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all Footpath works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and 	<p>a) Prior to commencing Footpath Works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<ul style="list-style-type: none"> ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	
MCU 53.	Vehicle Access <ul style="list-style-type: none"> a) Construct vehicle crossovers: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Heavy Duty Crossover (BSD-2021). b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use
MCU 54.	Car Parking <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use
MCU 55.	Bicycle Parking <p>Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p>	Prior to commencement of use
Utilities		
MCU 56.	Water Connection <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
MCU 57.	Sewer Connection <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
MCU 58.	Electricity <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 59.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
MCU 60.	Broadband 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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
Stormwater		
MCU 61.	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
Landscape & Streetscape		
MCU 62.	Compliance assessment - Streetscape Works a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed Stage 3 streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents: i) Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with AS1158 –'Lighting for Roads and Public Spaces'; ii) footpath treatments; iii) location and specifications of streetscape furniture;	a) Prior to commencement of stage 3 streetscape works

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<ul style="list-style-type: none"> iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 	
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b) Prior to commencement of use of Stage 3
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to commencement of use
MCU 63.	Landscape Works	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's Stage 3 landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: <ul style="list-style-type: none"> i) Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent and approved architectural drawing prepared by Architectus Conrad Gargett "5003-Level 01, "SK-AR-DR-DA 122 Rev E", dated 31/03/2025 	a) Prior to commencement of ground level building work
	b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use
Servicing		
MCU 64.	Refuse Collection	
	<ul style="list-style-type: none"> a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. 	a) Prior to commencement of use
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
Sustainability		
MCU 65.	Sustainability and Efficiency	
	<ul style="list-style-type: none"> a) Construct the approved development to achieve a minimum 6 leaf EnviroDevelopment 	a) & b) Prior to the commencement of use
	b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
General		
MCU 66.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
MCU 67.	Affordable and Accessible Housing Submit to EDQ DA evidence that the approved development delivers the quantity of accessible units in accordance with the requirements of the Livable Housing Design Guideline and the National Construction Code 2022. The units are to achieve: <ul style="list-style-type: none"> • minimum Silver standard; and • 10% of total units to be Gold Standard. 	Prior to commencement of use
Infrastructure Charges		
MCU 68.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is 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
PDA Development Conditions		
No.	Condition (Stage 2 – Swim school)	Timing
MCU 69.	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. <ul style="list-style-type: none"> • MCU 73 Final External Detailing of Building • MCU 75 Out of Hours Work 	Prior to commencement of use
MCU 70.	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. <ul style="list-style-type: none"> • MCU 73 Final External Detailing of Building • MCU 75 Out of Hours Work 	At all times following commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
MCU 74.	<p>Compliance Assessment – Out of Hours Work</p> <p>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 5.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
MCU 75.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ol style="list-style-type: none"> noise and dust in accordance with the EP Act; stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; complaints procedures; site management: <ol style="list-style-type: none"> for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to public sector entity assets, including street trees, on or external to the site; for safe and functional temporary vehicular access points and frequency of use; for the safe and functional loading and unloading of materials including the location of any remote loading sites; for the location of materials, structures, plant and equipment; of waste generated by construction activities; detailing how materials are to be loaded/unloaded; of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); of employee and visitor parking areas; of anticipated staging and programming; for the provision of safe and functional emergency exit routes; and any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

⁵ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	<p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	b) Prior to commencement of use
MCU 79.	<p>Acid Sulfate Soils Management Plan</p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>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>
Transport		
MCU 80.	<p>Bicycle Parking</p> <p>Construct, sign and delineate bicycle parking facilities generally in accordance with Australian Standard AS2890.3 – 1993 Bicycle parking facilities and the approved plans.</p>	Prior to commencement of use
Utilities		
MCU 81.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
MCU 82.	<p>Sewer Connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
MCU 83.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.</p>	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
MCU 84.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
MCU 85.	Broadband 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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
Stormwater		
MCU 86.	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
Sustainability		
MCU 87.	Sustainability and Efficiency a) Construct the approved development to achieve a minimum 6 leaf EnviroDevelopment b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) & b) Prior to the commencement of use

PDA Development Conditions		
No.	Condition (Stage 1)	Timing
General		
MCU 88.	<p>Easements over Infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use
MCU 89.	<p>Landscape Works</p> <p>a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's Stage 2 landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:</p> <p>i) Carseldine Retail Village Carseldine Statement of Landscape Design Intent dated 30.05.2024</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use</p>
Infrastructure Contributions		
MCU 90.	<p>Infrastructure Contributions</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is 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.</p>	In accordance with the DCOP

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.

Delivery of Staging

Stages 2 & 3 of the development may be delivered in any order.

Swim School

Should the proposed swim school on part of Lot 5001 not proceed, alternative development proposals should address the following parameters:

- Incorporate fine grains uses that contribute to the activation of Meander Street;
- Incorporate a high standard of materials and finishes that contribute to the visual amenity of the street;
- Any glazing should not be obscured by advertising or prevent views in/out of the building;
- Achieve the sustainability outcomes required by the Fitzgibbon Development Schemes.

**** End of Package ****