

Reference: 2025 - 011

30 June 2025

EDQ Development Assessment Team **GPO BOX 2202 BRISBANE QLD 4001**

ECONOMIC DEVELOPMENT QUEENSLAND MINOR CHANGE APPLICATION FOR DEV2024/1488/8 (ORIGINAL APPROVAL: DEV2024/1488) AT 67 - 69 SHORE STREET EAST, **CLEVELAND**

Real Property Description: Lot 12 and 13 on C14563

Dear Sir/Madam,

Reference is made to the above Minor Change Application, please find enclosed:

- 1. An electronic copy of the Minor Change Application, which includes:
 - a. Part 1 Title Search and Consent
 - b. Part 2 EDQ PDA Development Application Form
 - c. Part 3 Town Planning Letter
 - d. Part 4 Amended Architectural Plans
 - e. Part 5 Amended Arborist Report (to be provided)
 - f. Part 6 Original Development Approval (DEV2024/1488)
 - g. Part 7 Latest Development Approval (DEV2024/1488/8)
- 2. The fee associated with the Minor Change will be determined by EDQ following lodgement.

Yours Faithfully

Align Planning





Part 1 – Title Search and Consent







Queensland Titles Registry Pty Ltd ABN 23 648 568 101

 Title Reference:
 11320245

 Date Title Created:
 31/08/1915

 Request No:
 52405653

 Creating Dealing:
 602200747

ESTATE AND LAND

Estate in Fee Simple

LOT 12 CROWN PLAN C14563

Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724138779 19/06/2025 KAROTE PTY LTD A.C.N. 666 884 215 UNDER INSTRUMENT 724138779

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 19535106 (ALLOT 12 SEC 11)

ADMINISTRATIVE ADVICES

DealingTypeLodgement DateStatus724130243PRIORITY NTC17/06/2025 12:49CURRENT

UNREGISTERED DEALINGS

NIL

^{**} End of Current Title Search **





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	12714105
Date Title Created:	06/01/1953
Previous Title:	11877080, 118770

ESTATE AND LAND

Estate in Fee Simple

LOT 13 CROWN PLAN C14563

Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724138779 19/06/2025 KAROTE PTY LTD A.C.N. 666 884 215 UNDER INSTRUMENT 724138779

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10383173 (ALLOT 13 SEC 11)

ADMINISTRATIVE ADVICES

DealingTypeLodgement DateStatus724130243PRIORITY NTC17/06/2025 12:49CURRENT

UNREGISTERED DEALINGS

NIL

^{**} End of Current Title Search **

Company owner's consent to the making of a development application under the *Economic Development Act 2012*

	KAROTE P/L ATF CHIPPERS TRUST
ne company being the owner of the premises identified as t	follows:
67 – 69 Sho	re Street, Cleveland, QLD (Lot 12 – 13 C14563)
onsent to the making of a development application under t	ne Economic Development Act 2012 by:
	Align Planning
on the premises described above for:	
	Minor Change
Company seal [if used] Company Name and ACN:	
	Signature of Sole Director/Secretary
	19/06/2025 Date
Delete the above where company owner's consent must come	from both director and director/secretary.]
Company Name and ACN:	
Signature of Director	Signature of Director/Secretary
Date	19/06/2025 Date



Part 2 – EDQ PDA Development Application Form

Project Management

PDA development application form

Version 11.0 – in effect from 1 July 2024.

This form must be used when making a PDA development application or applying to change a PDA development approval if Economic Development Queensland (EDQ) is the delegate for assessing and deciding the application.

Before lodging your application

- Confirm EDQ is the delegate for assessing and deciding the application. This information is available on the EDQ website.
- Consider if a pre-application meeting would be appropriate before lodging the application. Further advice about EDQ's pre-application process is available on the EDQ website.
- Completed all relevant sections of this form.
- Lodge an electronic version of the application form and supporting material via one of the following methods:
 - o **Email:** pdadevelopmentassessment@edq.qld.gov.au
 - Post: EDQ Development Assessment Team at GPO Box 2202 Brisbane QLD 4001
 - o In person: EDQ Development Assessment Team, 1 William Street, Brisbane.

Assessment fee

The assessment fee for an application will be advised following lodgement. The fee must be paid for an application to be properly made under s82A of the Act. Further information about EDQ's assessment fees is available on the EDQ website.

1. APPLICANT DETAILS

The Applicant is the entity responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the accuracy of the information provided. Where the Applicant is not a natural person, ensure the Applicant is a valid legal entity.

Name(s) (individual or company name in full, including ACN / ABN)	KAROTE P/L Chippers Trust C/ - Align Planning
For companies—name of contact person and position	Stephen Northey
Postal address	1 The Glen, Southport, Qld, 4215
Contact telephone number	0409888498
Email address	stephen@alignplanning.com.au

Payer details for tax invoice and receipt purposes (These details are only necessary where the payer details are different to the applicant details)

Name(s) (individual or company name in full, including ACN / ABN)	KAROTE P/L Chippers Trust
For companies—name of contact person and position	Robin Johnson
Postal address	67 – 69 Shore Street East, Cleveland, Qld, 4163
Contact telephone number	0419882741
Email address	robin@provincialbuilding.com.au

2. LOCATION DETAILS

Provide the following details about the land on which the development is proposed, including any part of a lot which is part of the proposed.

Priority development area		Toondah Ha	irbour		
Property street address (i.e. unit / street number, street suburb / town and post code)	name,	67 – 69 Shore Street East, Cleveland, Qld, 4163			
Lot on plan description (e.g. Lot 3 on RP123456)		Lot 12 and 13, C14563			
Attach the following inform	mation:				
Current title search for each	lot	☐ Confire			
Easement document for each	ch easement	registered on the title search(s)			
Environmental management	t and contami	inated land re	nated land register search for each lot		
3. APPLICATION D		ought (Tick 1	only)		
(see sections 94 and 99 c					
☐ Change to PDA develop	pment approv	/al – Complete	e section 3.1 below		
☐ PDA development appli	ication – <i>Com</i>	plete section 3	3.2 below		
3.1 Change to PDA deve	lopment app	oroval			
Previous PDA approval refe	rence:	DEV2024/	1488/8		
Brief description of the prop	osed change:	s:			
Relocation of Pad Mounted	Transformer				
3.2 PDA development application (If necessary, provide details in a separate table attached to this application form					
		ate table attaci	hed to this application form		
	tails in a separa	ate table attacl	Addit	tional detail FA, number of units, number	
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(Soc Practice note 0)				(Soo B	ractice note 10)
(See Practice note 9)				(366 -	ractice note 10)
List of plans, drawings and reports lodged with the application (If necessary, provide this list as an attachment)					
Description (provide unique document name, author and version number) Date					
Description (provide unique document name, author and version number)					
4. Project cost					
Estimated total design (excluding land value/cost)	and construction cost of	the proposal i	project	\$ Unkr	nown.
Г I	4				
5. Landowner cons	sent				
. •	landowner is consenting to	-			
	ct 2012, and to receiving do mic Development Act 2012		•	•	
			atute, iii aii ei	SCHOILC IC	Jillat.
Is landowner's consent this application?	required for No (pro	ovide reason)			
(see sections 82 and 99 of t	he Economic	dotaila providad	l le e l'evv		
Development Act 2012) Yes – details provided below Yes - consent letter(s) attached					
Development Act 2012)		•			
Real property		consent letter(s)		ture	Date
,	Name of landov (For companies and body corp	onsent letter(s)) attached	ture	Date
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one of the following:

- full body corporate: a copy of body corporate meeting minutes which include a decision to provide landowner's consent for the development application (i.e. minutes of a meeting where a motion is passed by ordinary resolution to provide the consent), or
- o body corporate committee: a copy of a motion passed by resolution by the body corporate committee, at either a meeting or via flying minute, to provide landowner's consent for the development application.

Alternatively, the body corporate's consent can be provided through a signed letter of consent from each lot owner covered by the body corporate.

Please refer to the EDQ **Practice note 21: Owner's consent** for further guidance on the provision of valid owner's consent.

6. Approval history				
Is there a development approval, granted under the Interest		⊠ Yes		
the <i>Urban Land Development Authority Act 2007</i> , the S 2009, or the <i>Economic Development Act 2012</i> still in ef		□No		
7. Privacy statement				
Information collected is subject to the <i>Right to Information Act 2009</i> and the <i>Information Privacy Act 2009</i> . The information provided may be publicly released and/or provided to third parties and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.				
8. Applicant's declaration and acknowledgement				
The applicant warrants that the information provided to the EDQ in relation to this application is true and correct and acknowledges that if any information provided is knowingly false, the applicant may be exposed to criminal penalties under section 165 of the <i>Economic Development Act 2012</i> .				
By making this application, I declare that all information in this application is true and correct to the best of my knowledge.				
By signing this form, the applicant is consenting to the lodgement of the application under the <i>Economic Development Act 2012</i> , and to receiving documents that are required or permitted to be provided under the <i>Economic Development Act 2012</i> , or any other statute, in an electronic format.				
Stephen Northey	Stephen Northey – Dire	ector		
Signature of applicant / authorised person	Print name and position	n		

18-06-25

Date



Part 3 – Town Planning Letter



W

Reference: 2025 - 011



18 June 2025

CLEVELAND

EDQ Development Assessment Team **GPO BOX 2202 BRISBANE QLD 4001**

ECONOMIC DEVELOPMENT QUEENSLAND MINOR CHANGE RE: APPLICATION **FOR** DEV2024/1488/8 (ORIGINAL APPROVAL: DEV2024/1488) AT 67 - 69 SHORE STREET EAST,

Real Property Description: Lot 12 and 13 on C14563

Existing Approval Number: DEV2024/1488/8 (Original Approval: DEV2024/1488)

Dear Sir/Madam.

Align Planning have been engaged by Karote P/L ATF Chippers Trust to complete a Minor Change Application for alterations to the location of the Pad Mounted Transformer (PMT) and subsequent changes to the built form of the approved Dwellings and landscaping.

During the detailed design stage of the proposed development, it was determined in consultation between the electrical engineering consultant and Energex that a pad mounted transformer (PMT) was required. This had been factored in with the original design with the PMT identified in the south western corner of the site. However, due to the topography of this area the PMT was unable to be established in this area. The PMT is instead proposed within the north western corner of the site.

The proposed location of the PMT will result in a reduction in landscaping in this area and alterations to Unit ones balcony due to the Energex requirements to provide a minimum separation to the sky above the PMT. The landscaping that will be lost in the north western corner will be offset with additional landscaping in the south western corner which will be subject to a future amended compliance assessment application.

An Arborist report will be provided to EDQ when it becomes available to discuss the impacts to trees located within 71 Shore Street Fast.







It is Aligns opinion that the proposed changes are minor and are necessary to facilitate the development with previous advice provided to the applicant suggesting a PMT would not be required. The PMT location will have minimal impact on the built form of the Dwelling and the landscaping that will be removed will be offset through the additional landscaping in the south western corner.

Yours Faithfully

Align Team



Part 4 – Amended Architectural Plans



SHEET INDEX		SHEET	SHEET INDEX		
PG.	DRAWING TITLE	PG.	DRAWING TITLE		
0.00	COVER PAGE	2.5	FOURTH FLOOR (TYPICAL)		
0.01	3D INDICATIVE	 2.6	FIFTH FLOOR (Typical, Sub-		
0.02	3D INDICATIVE		Penthouse)		
0.03	3D INDICATIVE	2.7	SIXTH FLOOR (Typical, Penthouse)		
0.04	3D INDICATIVE	2.8	Roof Plan		
0.05	3D INDICATIVE	2.9	SITE COVER		
0.06	3D INDICATIVE	3.1	ELEVATION		
0.07	3D INDICATIVE	3.2	ELEVATION		
1.1	SITE LOCATION	3.3	ELEVATION		
1.2	SURVEY PLAN	3.4	ELEVATION		
1.3	SITE PLAN	3.5	SECTION 1A		
1.4	LANDSCAPE & RECREATION SPACE CALCULATION	3.6	SECTIONS 2A		
1.5	REFUSE CALCULATION		SECTIONS 3A		
2.1	GROUND FLOOR				
2.2	FIRST FLOOR				
2.3	SECOND FLOOR (TYPICAL)	_			
2.4	THIRD FLOOR (TYPICAL)	_			

ISSUE	AMENDMENT	DATE
A1	New Design Sketch - 7 Storey	30/OCT/2023
A11-SK	Units layout sketch	07/DEC/2023
B1	Preliminary Issue	11/DEC/2023
C1	civil input, facade updated, FFL changed	22/JAN/2024
D1	Additional infos	08/MAY/2024
E1	Preliminary Drawings, additional 3D Indicative	06/JUN/2024
F1	Lift amended, waste chute relocated, bins room changed	19/JUN/2024
	Units amended: U05, U06 Typical, U08 Typical	
	Units amended: U23, U28 changed back to previous design	
G1	Roof Changes	23/JUL/2024
G2	Roof minor change	26/JUL/2024
G3	Amended : Landscape, Bins Store, Visitor carpark	08/AUG/2024
H1	Roof changes - preliminary sketch	17/OCT/2024
H2	Drawings Amended	02/NOV/2024
J1	Roof changes : 350mm thk conc roof	15/NOV/2024
	Sixth floor 3,500mm floor-to-floor (200mm increase)	
J2	Work In Progress : Structural implementation	03/DEC/2024
J3	Work In Progress : For Assessment	13/JAN/2025
K1	Drawings updated as per new survey plan	17/JAN/2025
K2	First Floor floor to floor changed to 4,600	20/JAN/2025
K3	Coordination issue	18/FEB/2025
K4	Proposed watertank	11/MAR/2025
K5	Coordination Issue	29/APR/2025
L1	Coordination Issue : PMT New Location, Units Layout Change	10/JUN/2025
L2	Unit 01 Layout Change	12/JUN/2025
L3	AC Location provided	13/JUN/2025



#PROPOSED DEVELOPMENT

LOT 12 #67 SHORE STREET EAST, **CLEVELAND. REDLAND CITY, QLD**

PROUDLY DEVELOPED BY:

TBC

SITE DETAILS

Real Property Description Lot 12-13 on C14563

Address of Site LOT 12 #67 SHORE STREET EAST CLEVELAND REDLAND CITY QLD

Area of Site 2,226 sqm (APPROX.)

Total Numbers of Proposed Unit 30 Units

Total Numbers of Proposed Carparking : 63 Cars (3 Visitor Spaces + 60 Residential Spaces)

ISSUE

2 Motorbike Spaces



CLIENT LOT 12 #67 SHORE STREET EAST, CLEVELAND, QLD DRAWING NAME COVER PAGE

DESIGNER

13/JUN/2025 Preliminary Dwgs (DA) 12/JUN/2025 Preliminary Dwgs (DA) VT11/JUN/2025 Preliminary Dwgs (DA) Refer to signed contract documents for final selections and inclusions



SCALE **JOB NUMBER** DRAWING REVISION 0.00 L3 @A3 PAPER





Email info@rcplusdesign.com.au Phone 0421197117

LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

DESIGNER

12/JUN/2025 Preliminary Dwgs (DA) 11/JUN/2025 Preliminary Dwgs (DA) VT Refer to signed contract documents for final selections and inclusions

L3 0.01 G:(2023)CLEVELAND, SHORE ST EAST, LOT 12 #67\ISSUE L3\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE L3_v20250604 U01_v20250613.pln | 13\06\2025 | 9.19 AM

SIDE BOUNDARY SETBACK:

(13/JUN/2025)

2

- ISSUE

DISCUSSION

FOR

PRELIMINARY

1st storey - 1.5m setback 2nd storey – 2m setback 3rd storey – 3m setback 4th to 6th storey – 3m setback

1. Main Colour - Colorbond Paperbark or similar

- Colorbond Surfmist or similar

3. Aluminium Powdercoated Doors & Windows Frame

- Dulux Pearl White or similar

3. Ground Floor Walls /

- Dulux Pearl White or similar

Travertine in beige tone / similar

5. Feature Colour A

- Colorbond Sandbank or similar

6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar

7. Selected Glass Balustrade

RC+ Design

BSA License Number 1212835

Email info@rcplusdesign.com.au Phone 0421197117

LOCATION

LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD

3D INDICATIVE

DESIGNER

13/JUN/2025 Preliminary Dwgs (DA) 12/JUN/2025 Preliminary Dwgs (DA) VTVT 11/JUN/2025 Preliminary Dwgs (DA) Refer to signed contract documents for final selections and inclusions

REVISION DRAWING 0.02 L3 @A3 PAPER

G:(2023)CLEVELAND, SHORE ST EAST, LOT 12 #67\ISSUE L3\DESIGN 2_ARCH_LOT 12 #67 SHORE ST EAST, CLEVELAND_ISSUE L3_v20250604 U01_v20250613.pln | 13\06\2025 | 9.19 AM

SIDE BOUNDARY SETBACK:

(13/JUN/2025)

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- ISSUE

DISCUSSION

FOR

PRELIMINARY

1st storey - 1.5m setback 2nd storey – 2m setback 3rd storey – 3m setback 4th to 6th storey – 3m setback

COLOUR SCHEDULE - TBC

1. Main Colour - Colorbond Paperbark or similar

Screening

- Colorbond Surfmist or similar

3. Aluminium Powdercoated

Doors & Windows Frame

- Dulux Pearl White or similar

3. Ground Floor Walls /

- Dulux Pearl White or similar

4. Feature Tiled Area - Selected

5. Feature Colour A

- Colorbond Sandbank or similar

6. Feature Colour B / Shear Walls - Colorbond Pale Eucalyptus or similar

7. Selected Glass Balustrade

RC+ Design

BSA License Number 1212835 Email
info@rcplusdesign.com.au
Phone
0421197117

CLIENT

TBC

LOCATION LOT 12 #67 SHORE STREET EAST, CLEVELAND,QLD DRAWING NAME 3D INDICATIVE

DESIGNER

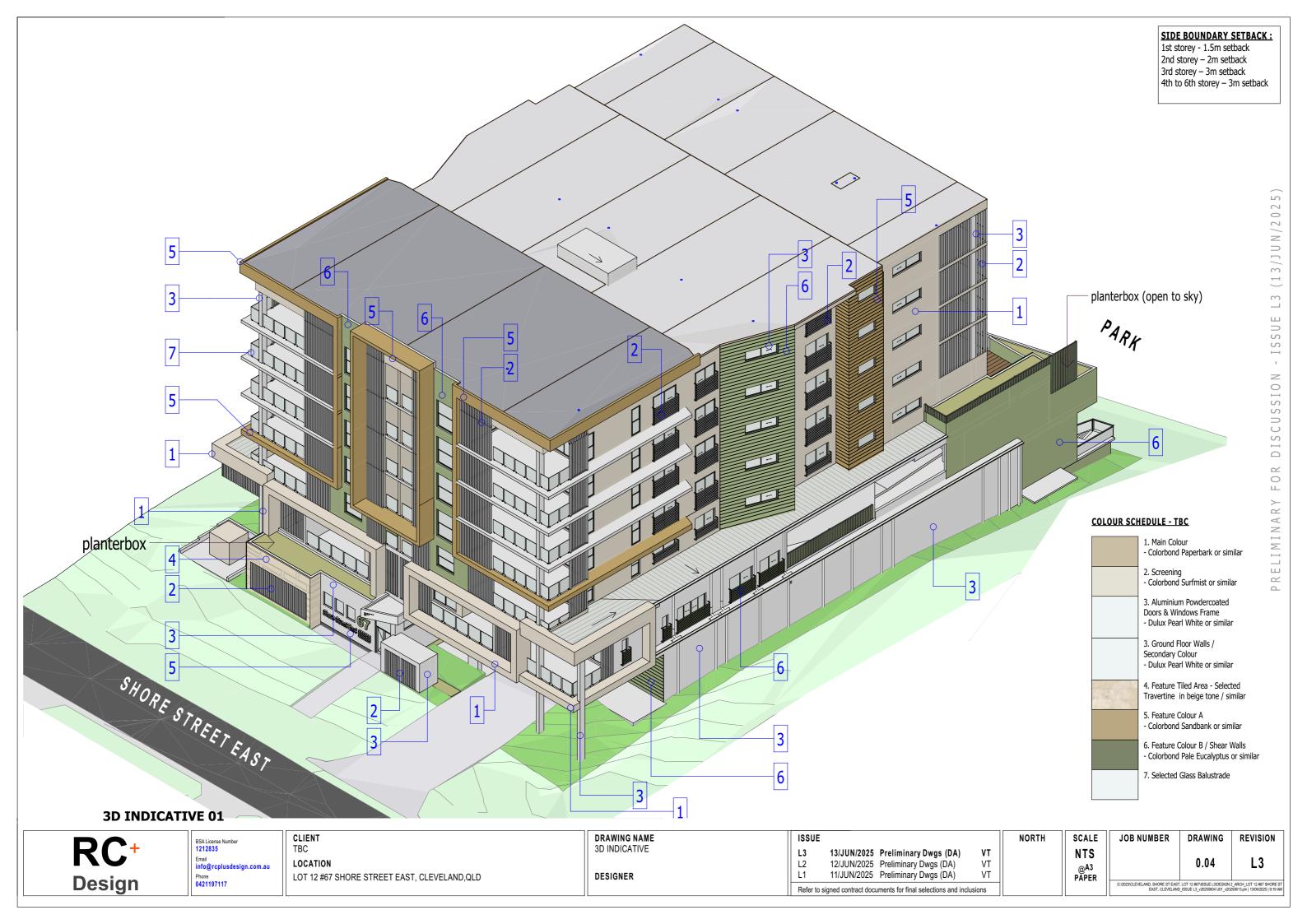
T	ISSUE			
	L3	13/JUN/2025	Preliminary Dwgs (DA)	VT
	L2	12/JUN/2025	Preliminary Dwgs (DA)	VT
	L1	11/JUN/2025	Preliminary Dwgs (DA)	VT
	Refer to s	igned contract docu	uments for final selections and incl	usions

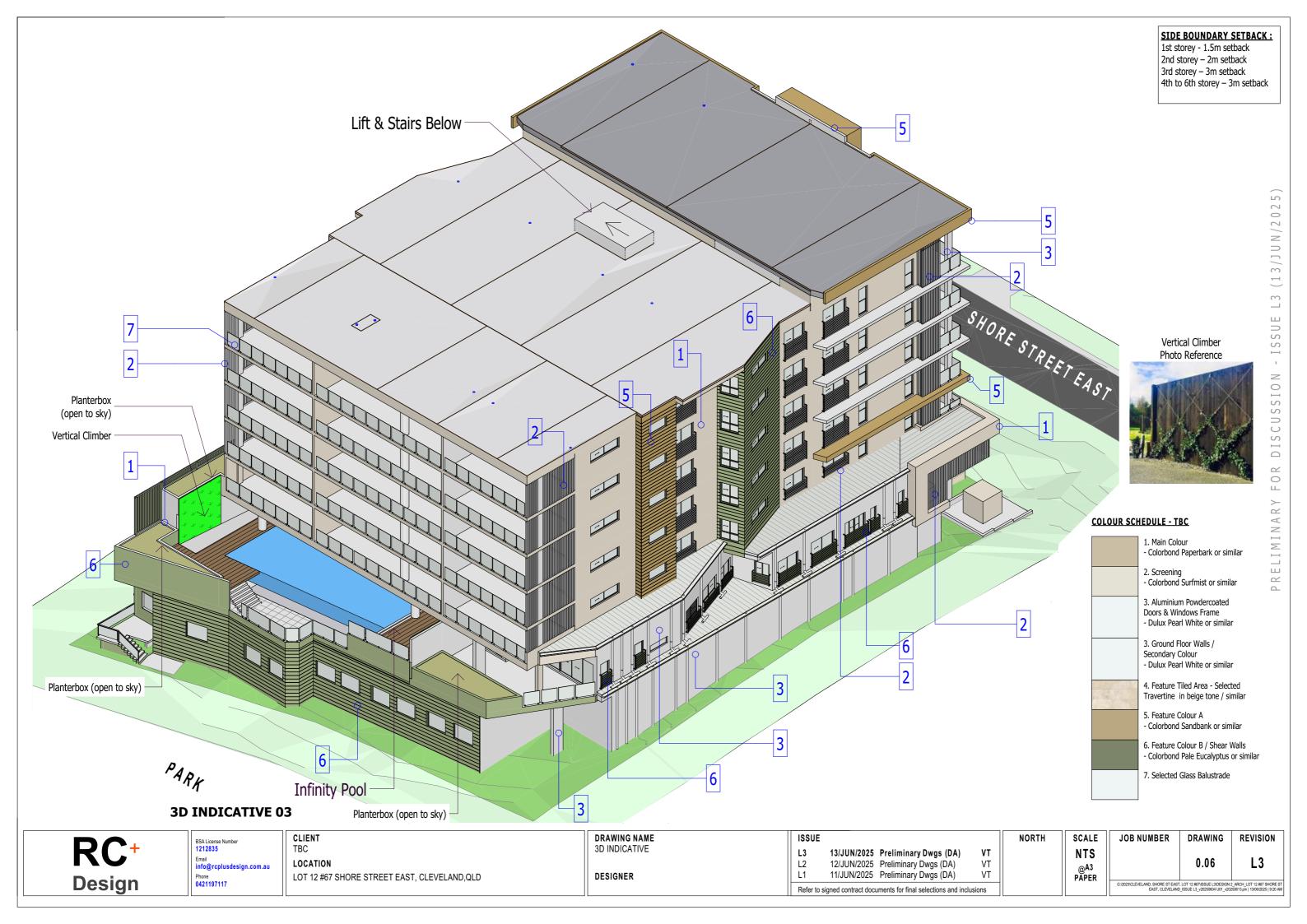
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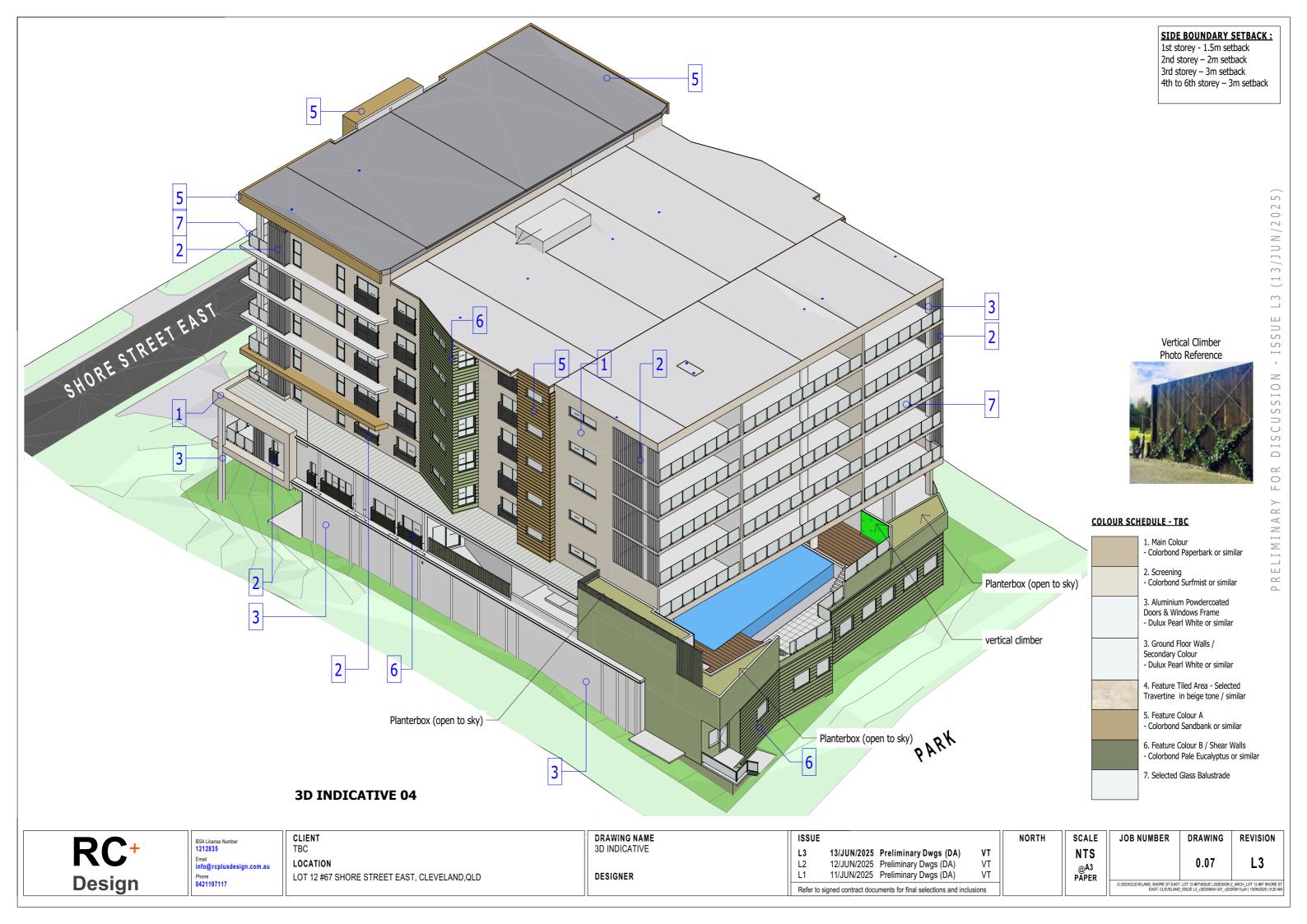
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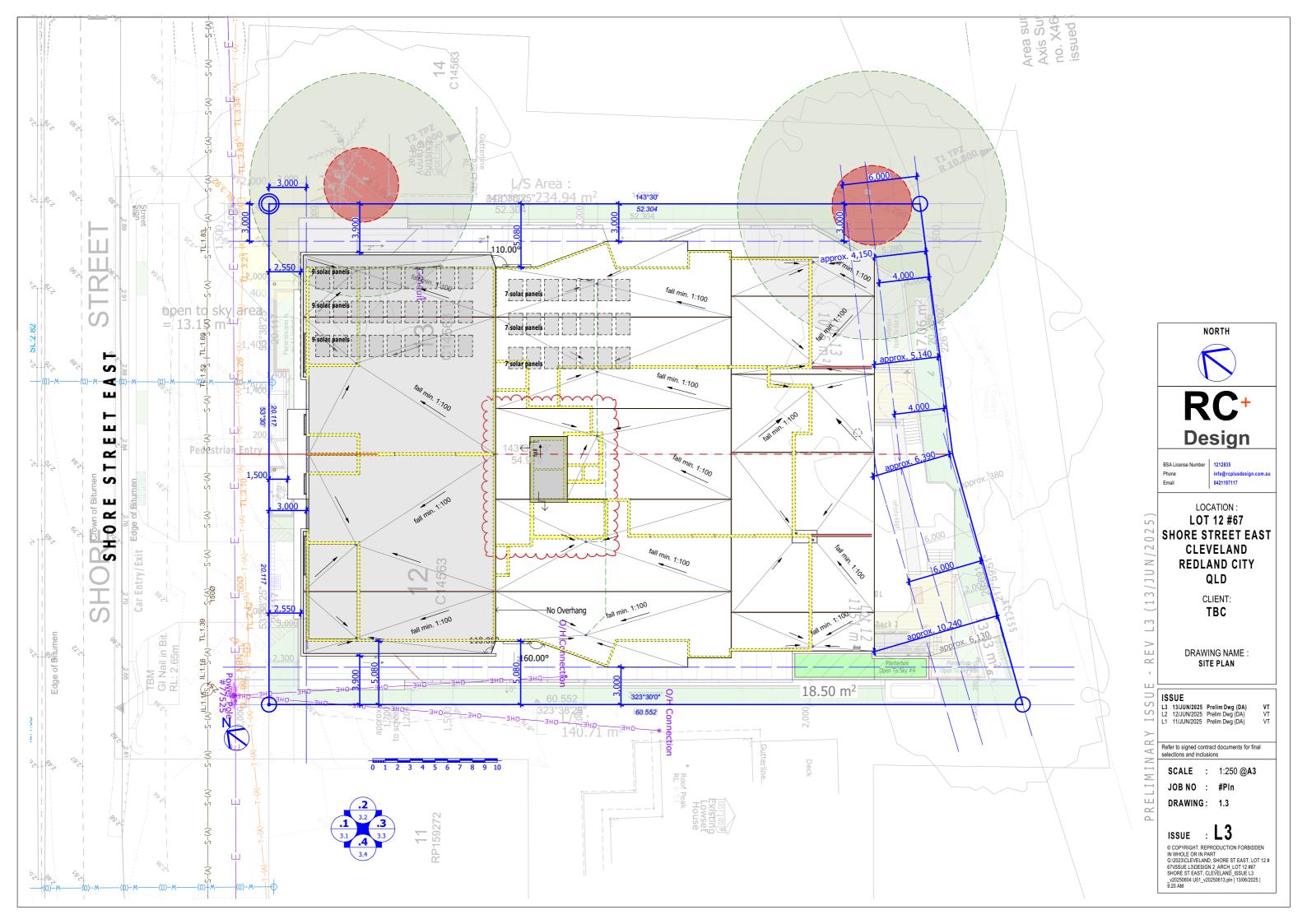
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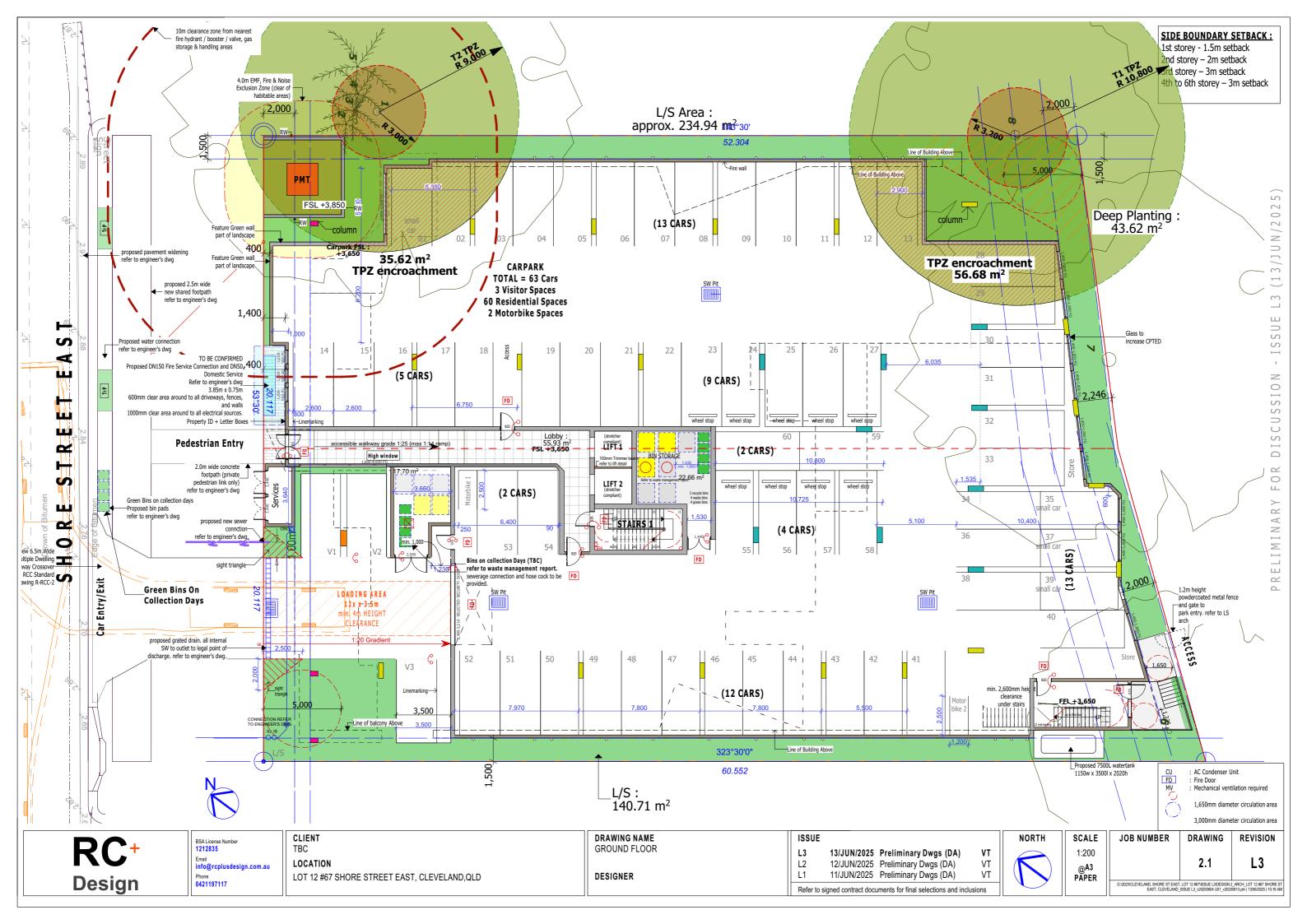
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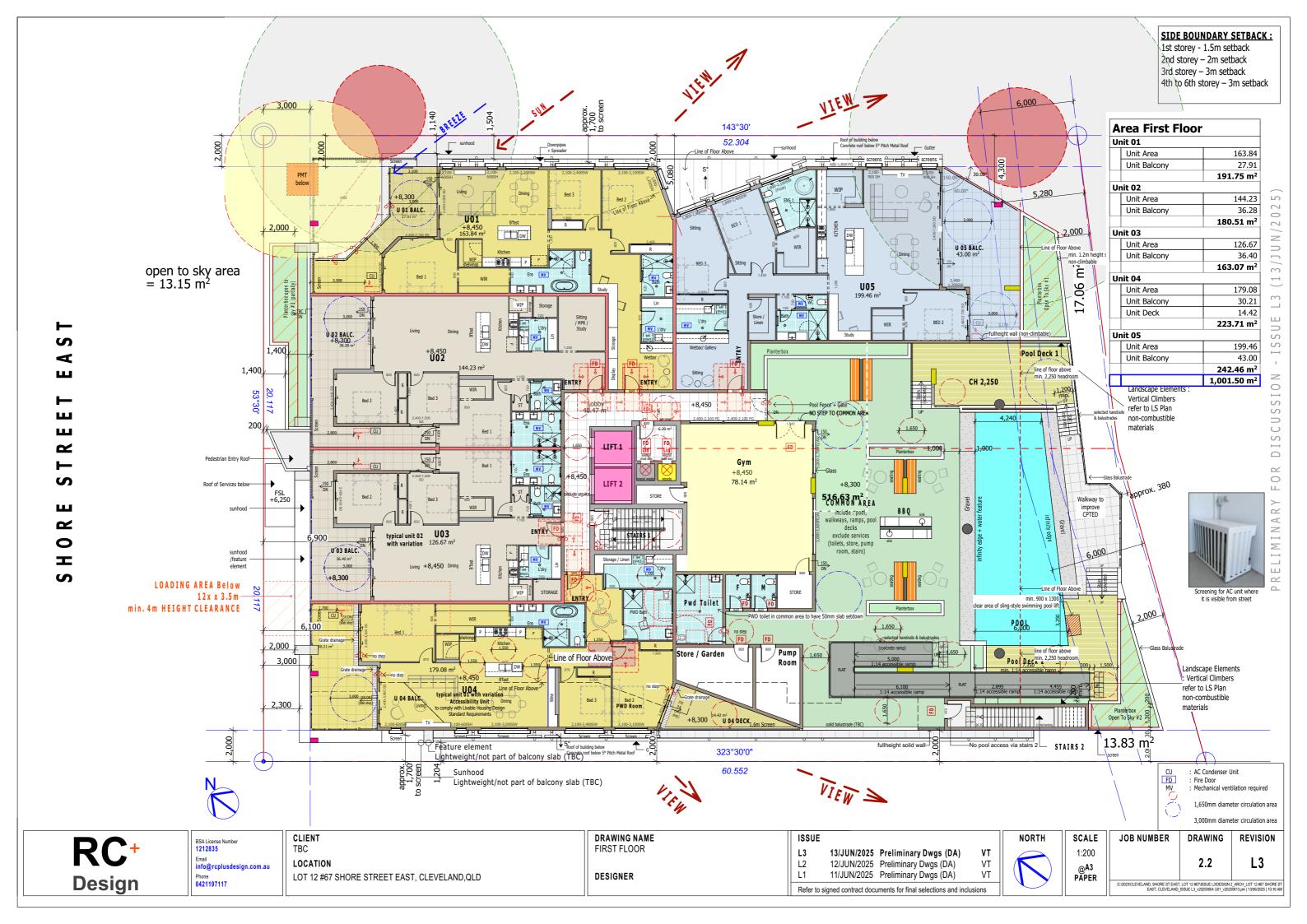


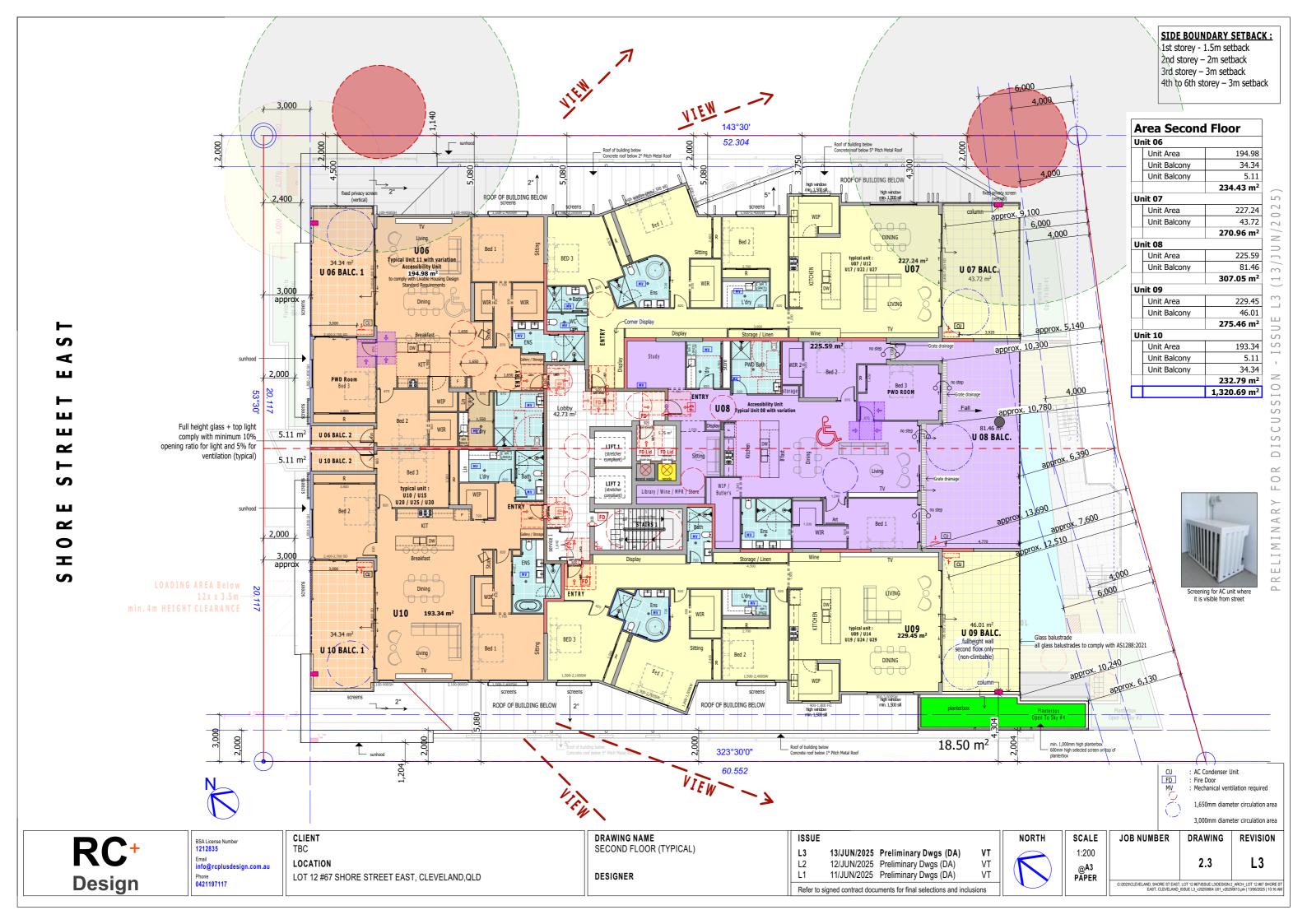


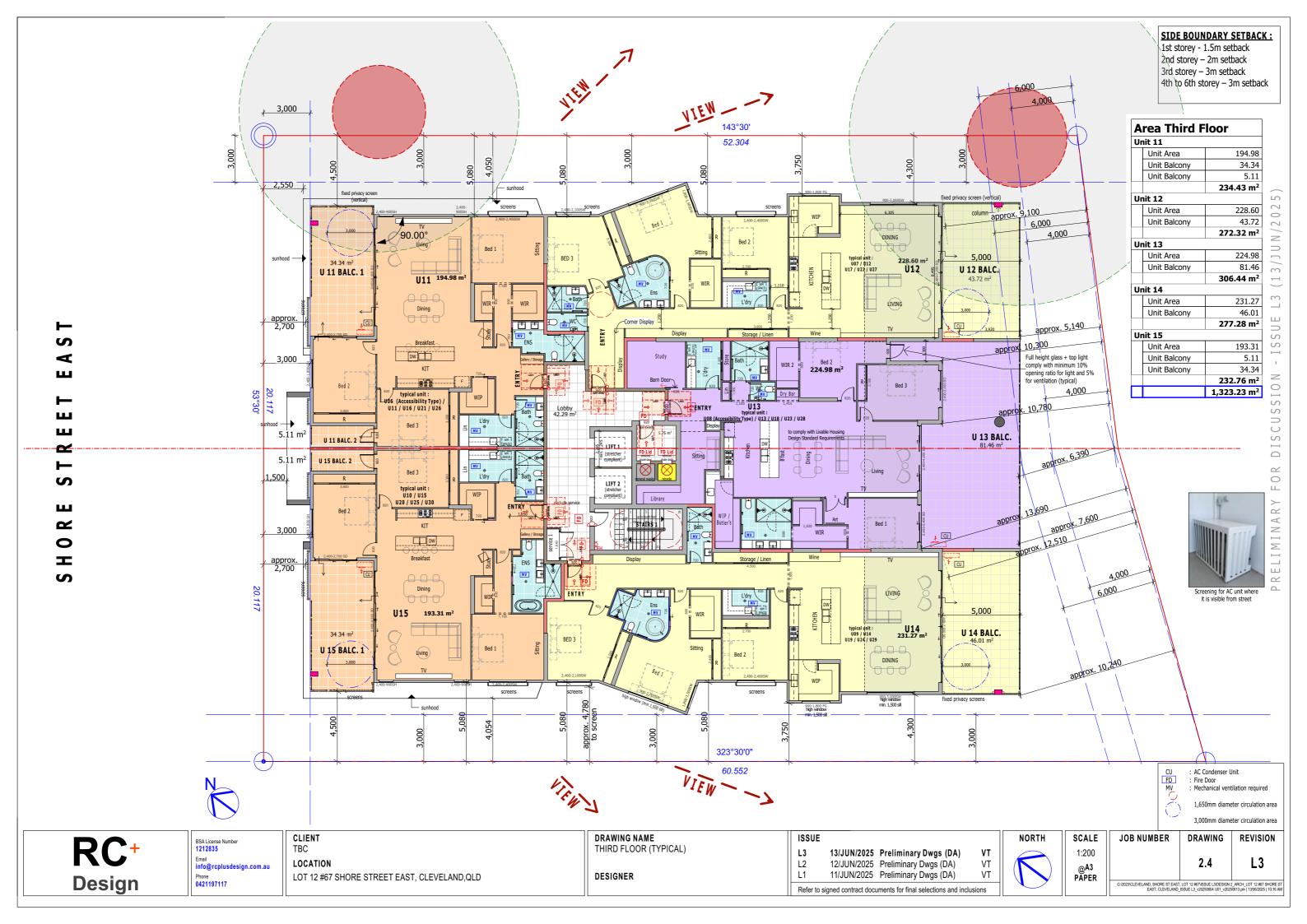


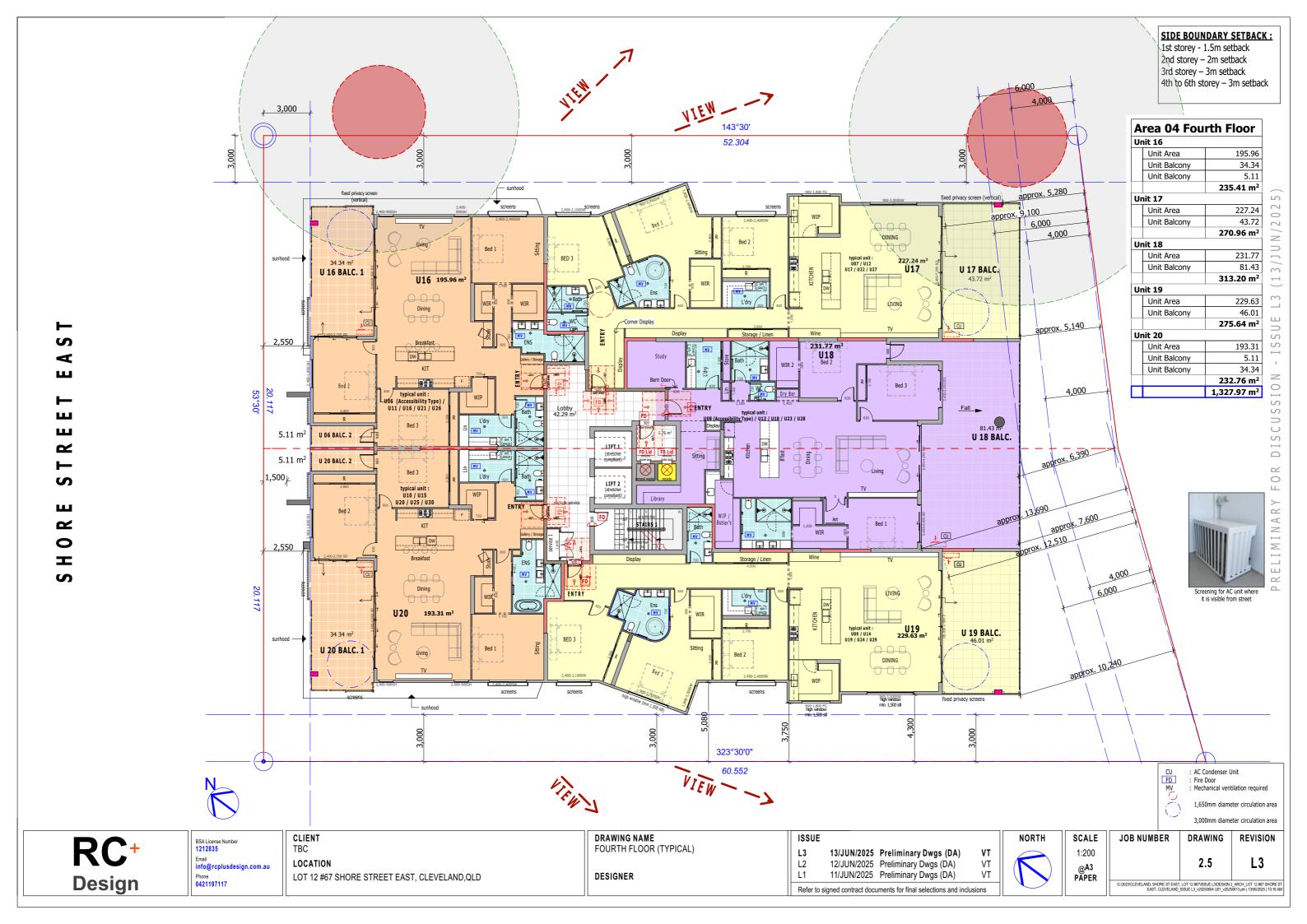


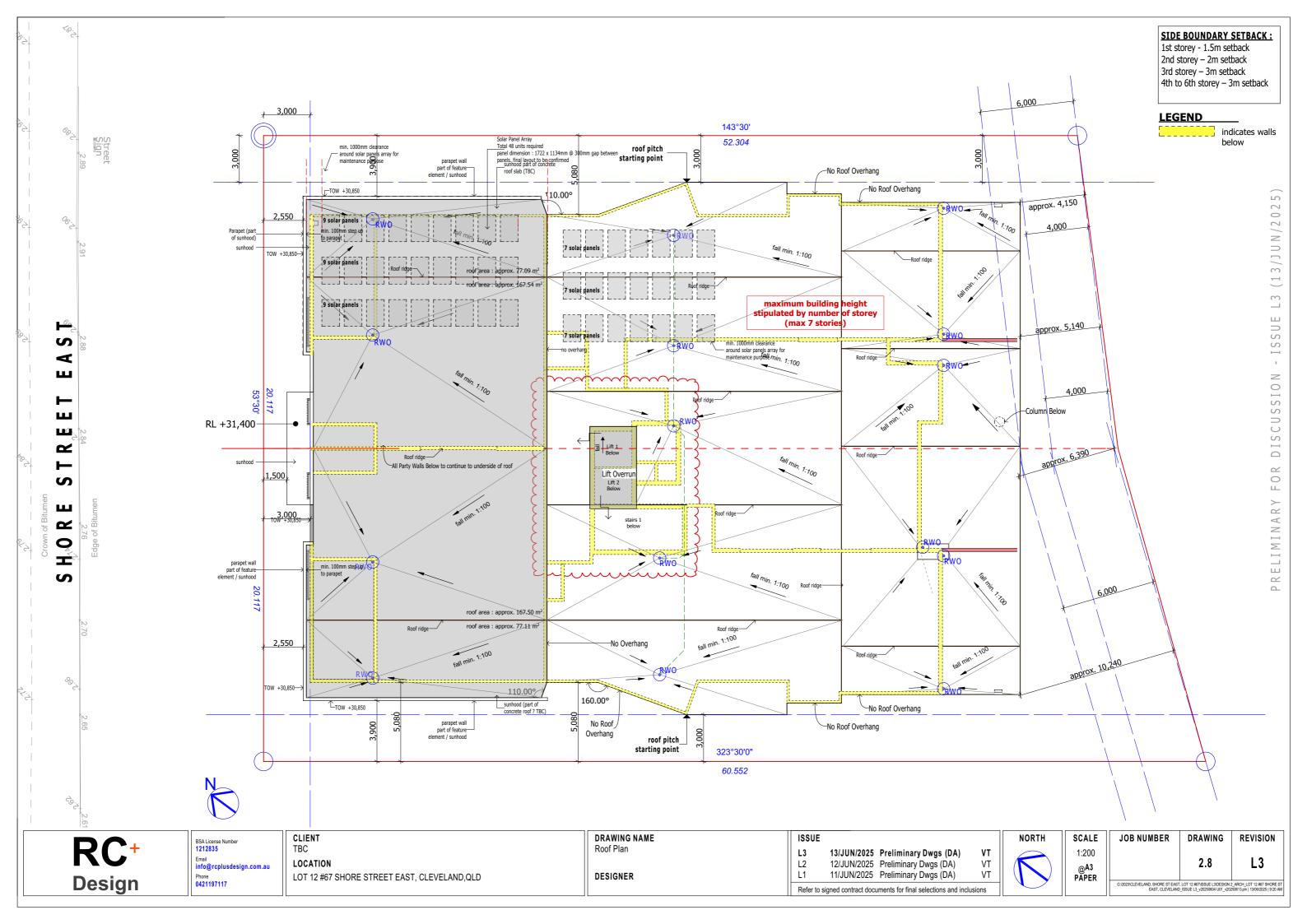


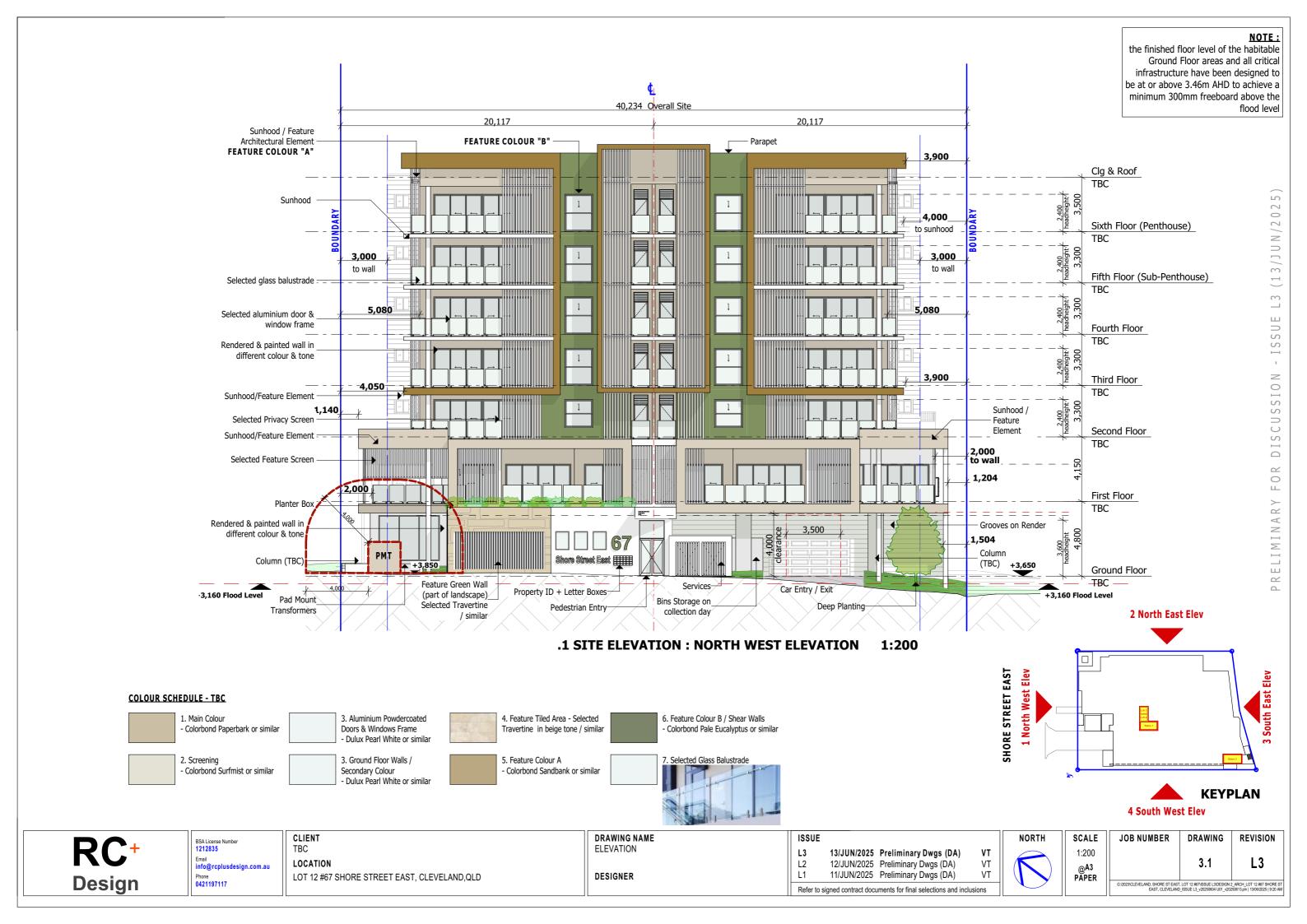


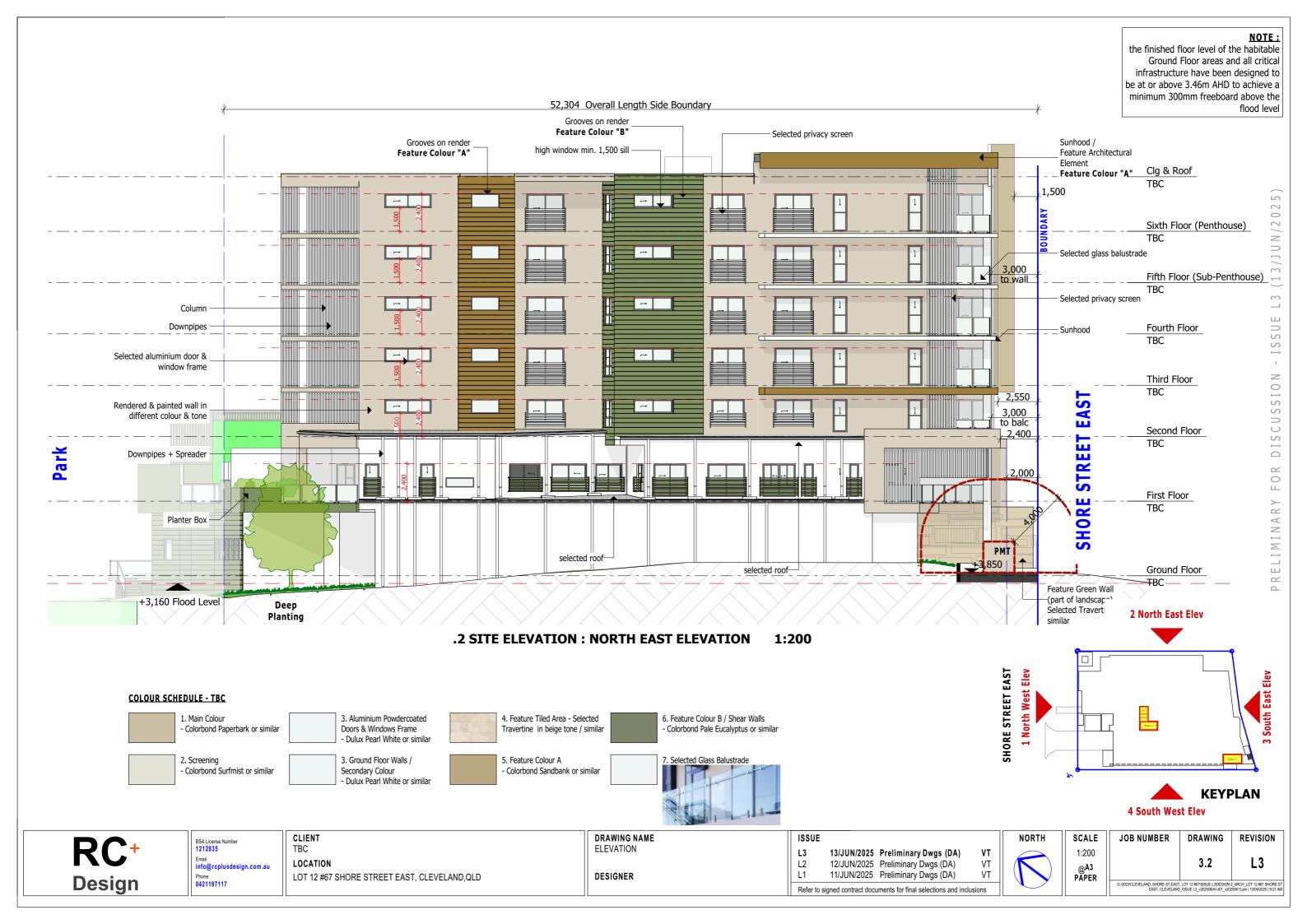


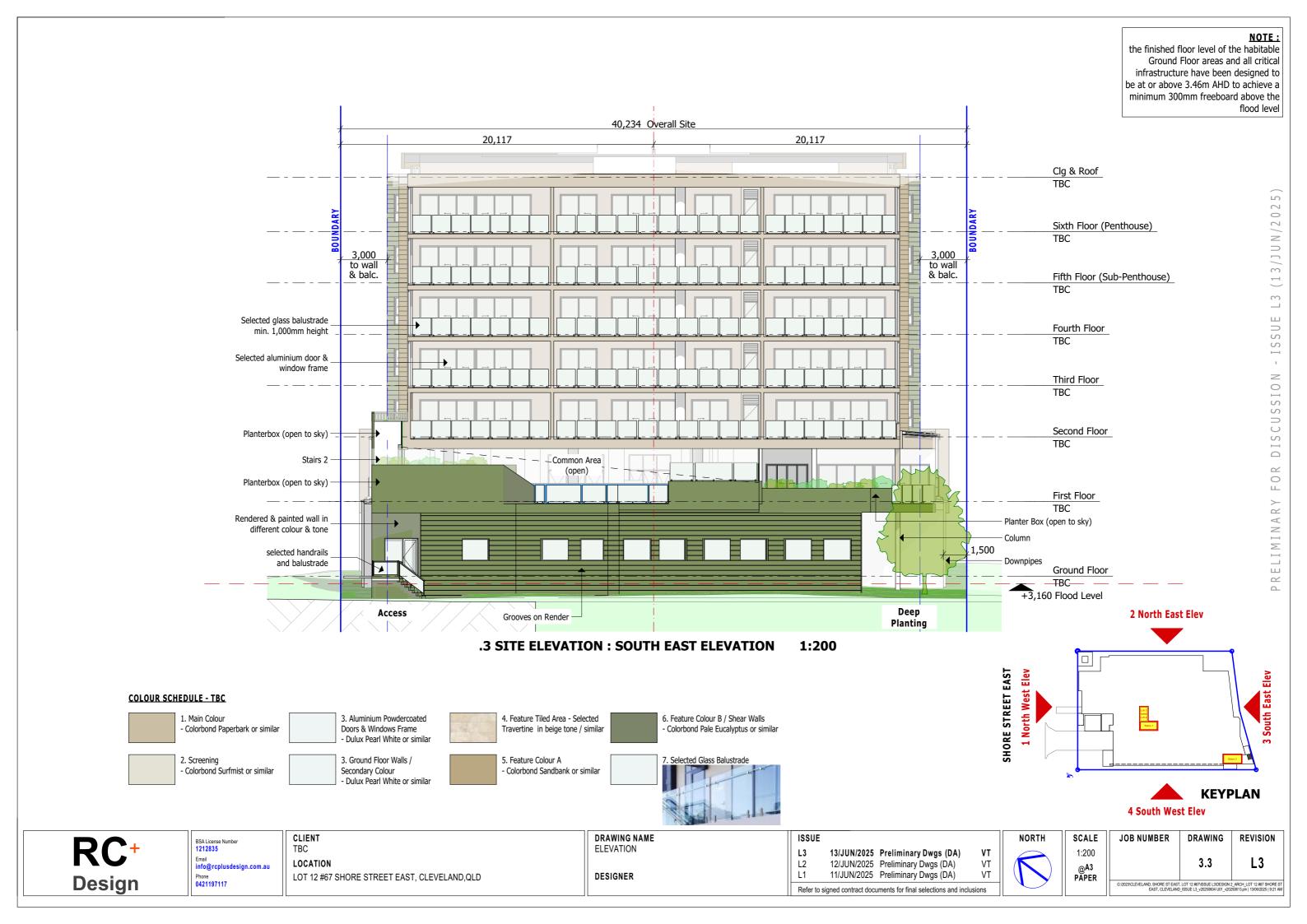


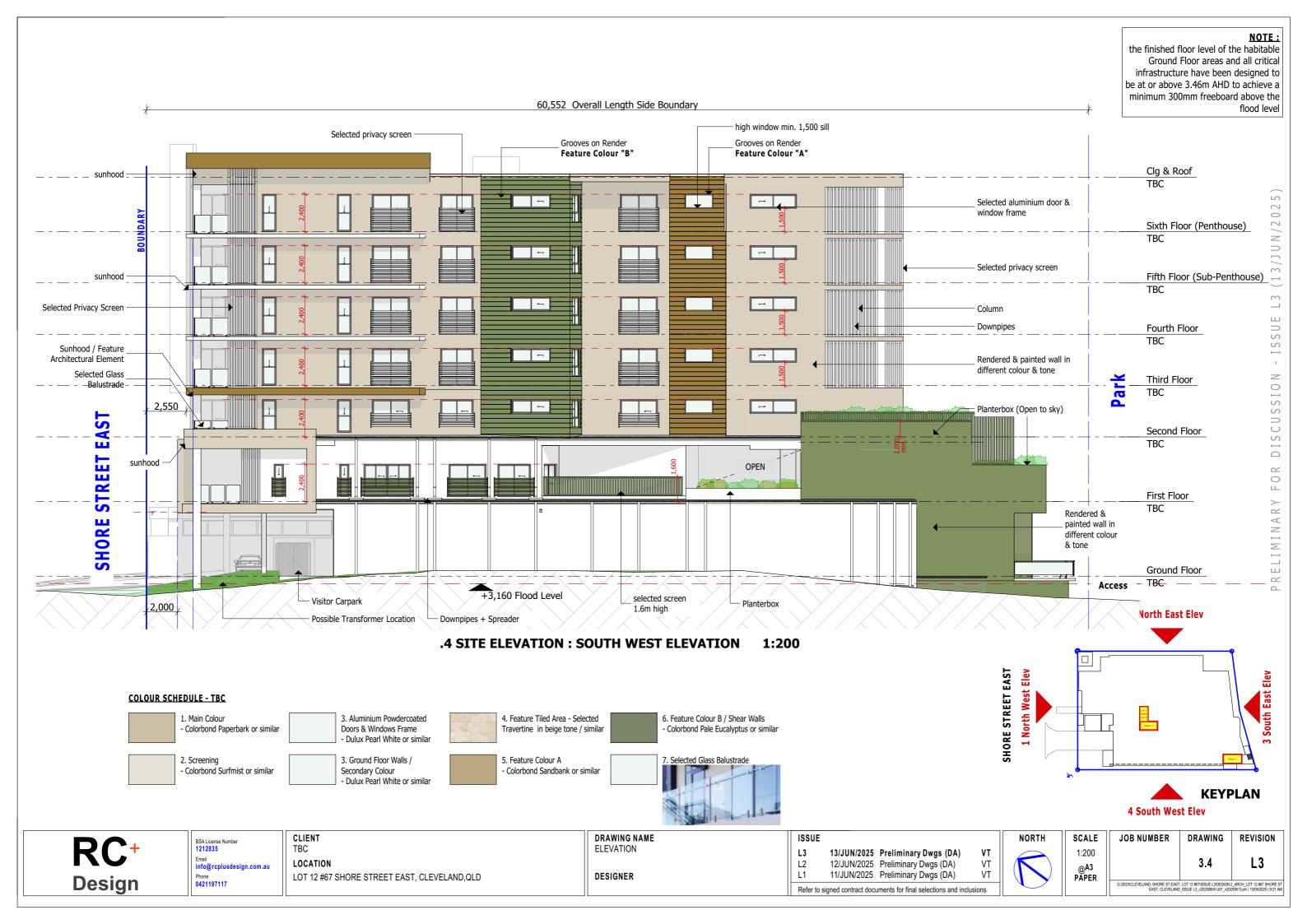












Part 5 – Amended Arborist Report (to be provided)



Project Management



Part 6 – Original Development Approval (DEV2024/1488)



Our ref: DEV2024/1488

30 September 2024

Karote PL ATF The Chippers Trust C/-Align Planning Att: Mr Stephen Northey Unit 10, 146 Bundall Road BUNDALL QLD 4217

Email stephen@alignplanning.com.au

Dear Mr Northey

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

PDA Development Application DEV2024/1488 for Development Permit for Material Change of Use for multiple dwellings at 67-69 Shore Street East, Cleveland described as Lots 12 and 13 on C14563

On 30 September 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at <u>Current applications and approvals</u>.

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Carolyn Mellish

Director

Development Assessment

Economic Development Queensland



PDA Decision Notice

Site information			
Name of priority development area (PDA)	Toondah Harbour Priority Development Area		
Site address	67-69 Shore Street East, Cleveland		
Lot on plan description	Lot number	Plan description	
	Lot 12 and 13	C14563	
PDA development application details			
DEV reference number	DEV2024/1488		
'Properly made' date	18 March 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 		
Proposed development	Multi-unit dwelling (30 units)		
PDA development approval details			
Decision of the MEDQ	The MEDQ has decided to gradevelopment approval applied development conditions forming the approval is for: • Material Change of Us	I for, subject to PDA ng part of this decision notice.	
Decision date	30 September 2024		
Currency period	6 years from the date of the de	ecision	
Assessment Team			
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Pla	nner	
Manager	Julie-Anne Dawson, Manager		
Engineer	Manjurul Alam, Engineer		
Delegate Local Representative Committee (LRC)			

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.

Appı	oved plans and documents	Number	Date				
1.	Engineering Services Report, prepared by Pitch Black Group	23191-RPT-CV-0002 Rev A	02/02/2024				
2.	Flood emergency management plan, prepared by Pitch Black Group	23191-RPT-CV-0001 Rev A	09/05/2024				
3.	Stormwater management plan, "Stormwater Management Plan, 67-69 Shore Street East, Cleveland; prepared by Pitch Black Group	23191-RPT-CV-0001 Rev B	04/05/2024				
4.	Traffic Impact Assessment, 67-69 Shore Street East, Cleveland, prepared by Amber Traffic & Transport Direction	858rep240613 Rev C	13/06/2024				
5.	Operational Waste Management Plan, prepared by Modus Transport and Traffic Engineering	MOD23551QLD-OWMP Rev B	13/06/2024				
6.	Water Supply and Sewerage Network Capacity Assessment, prepared by H₂One Pty Ltd	Version 1	21/06/2024				
7.	Response to Queensland Government Reference DEV2024/1488, 67 Shore Street East, Cleveland, prepared by NGS Structural Engineers	B001969ltr01	30/04/2024				
8.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS13882	21/06/2024				
9.	Arborist Comments Report – Ground penetrating radar report, prepared by Independent Arboricultural Services	IAS14905	23/05/2024				
10.	Sustainability Report – Report for Compliance with PDA requirements 5.4, prepared by Ecolateral	N/A	05/03/2024				
Civil	Plans, prepared by Pitch Black Group						
11.	Concept services layout	23191-DWG-CV-CV- SK001 Rev C	10/05/2024				
12.	Concept earthworks layout	23191-DWG-CV-CV- SK010 Rev C	10/05/2024				
13.	Concept earthworks site sections	23191-DWG-CV-CV- SK011 Rev C	10/05/2024				
14.	Concept retaining wall rtw01 sections – amended in red	23191-DWG-CV-CV- SK012 Rev A	10/05/2024				
Arch	itectural Plans; prepared by RC design (unless otherwise	se stated)					
15.	Cover page	0.00 Rev G3	08/08/2024				
16.	3D indicative	0.01 Rev G3	08/08/2024				
17.	3D indicative	0.02 Rev G3	08/08/2024				
18.	3D indicative	0.03 Rev G3	08/08/2024				
19.	3D indicative	0.04 Rev G3	08/08/2024				

20.	3D indicative	0.05 Rev G3	08/08/2024
21.	3D indicative	0.06 Rev G3	08/08/2024
22.	3D indicative	0.07 Rev G3	08/08/2024
23.	Site location	1.1 Rev G3	08/08/2024
24.	Survey plan; prepared by Axis Surveys	1.2 Issue A	29/03/2022
25.	Site plan	1.3 Rev G3	08/08/2024
26.	Landscape & recreation space calculation	1.4 Rev G3	08/08/2024
27.	Refuse calculation	1.5 Rev G3	08/08/2024
28.	Ground floor	2.1 Rev G3	08/08/2024
29.	First floor	2.2 Rev G3	08/08/2024
30.	Second floor (typical)	2.3 Rev G3	08/08/2024
31.	Third floor (typical)	2.4 Rev G3	08/08/2024
32.	Fourth floor (typical)	2.5 Rev G3	08/08/2024
33.	Fifth floor (typical, sub-penthouse)	2.6 Rev G3	08/08/2024
34.	Sixth floor (typical, penthouse)	2.7 Rev G3	08/08/2024
35.	Roof plan – amended in red	2.8 Rev G3	08/08/2024
36.	Site cover	2.9 Rev G3	08/08/2024
37.	Elevation	3.1 Rev G3	08/08/2024
38.	Elevation	3.2 Rev G3	08/08/2024
39.	Elevation	3.3 Rev G3	08/08/2024
40.	Elevation	3.4 Rev G3	08/08/2024
41.	Section 1a	3.5 Rev G3	08/08/2024
42.	Sections 2a	3.6 Rev G3	08/08/2024
43.	Sections 3a	3.7 Rev G3	08/08/2024
Lanc	Iscape Plans, prepared by Mark Baldock Landscape Ar	chitect	
44.	Landscape concept plan - ground floor - amended in red	2402 Sht-1 Issue C	18/06/2024
45.	Landscape concept plan - 1st floor – amended in red	2402 Sht-2 Issue C	18/06/2024
46.	Landscape concept plant list, specification	2402 Sht-3 Issue C	18/06/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINTIONS

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

ADOPTED RESOLUTION means Redland City Council Adopted Infrastructure Charges Resolution (No. 2.2) 2015, which took effect on and from 24 September 2015. For clarity, 'Adopted Resolution' does not include any changes to this resolution, nor any resolution or other instrument that replaces this resolution.

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

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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

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

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

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

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convivence fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means Land Title Act 1994.

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

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like

TPZ means Tree Protection Zone as defined by Australian Standard AS4970 Protection of Trees on Development Sites.

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
1	Carry out the Approved Development	
	Carry out the approved development generally in accordance with:	Prior to commencement of use or Building
	a) the approved plans and documents; and	Format Plan (BFP) endorsement, whichever
	b) any other documentation endorsed via Compliance Assessment as required by these conditions.	occurs first.
2	Maintain the Approved Development	
	Maintain the approved development generally in accordance with: a) the approved plans and documents; and	At all times following commencement of use.
	b) any other documentation endorsed via Compliance Assessment as required by these conditions.	
Cons	struction Management	
3	Hours of Work – Construction	
	Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.	At all times
5	Certification of Operational Work for Contributed Assets	
	Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the Certification Procedures Manual.	At all times

PDA	Development Conditions			
No.	Con	dition	Timing	
6	Construction Management Plan			
	a)	(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,	a) Prior to commencing work	
		 including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water 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: 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;		
		 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;		
		 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); 		
		9. of employee and visitor parking areas;10. of anticipated staging and programming;11. for the provision of safe and functional emergency exit routes.		
	b)	A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction	
	c)	Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction	
7	Ero	sion and Sediment Management		
	a)	Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:	a) Prior to commencing work	

PDA	PDA Development Conditions				
No.	Condition	Timing			
	 i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. 				
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction			
8	Traffic Management Plan				
	 a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures. 	a) Prior to commencing work			
	 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. 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 	b) During construction			
9	manager. Construction Noise Management Plan				
	 a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: 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; 	a) Prior to commencing work			

PDA	A Development Conditions				
No.	Condition	Timing			
	 iv) Section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) Section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. 				
	 b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 	b) During construction			
	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.	c) As requested by EDQ			
10	Public Infrastructure (Damage, Repairs and Relocation)				
	a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first			
	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. NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both	b) Prior to commencement of use or BFP endorsement, whichever occurs first			
	before and after works carried out in association with the approved development.				
Engi	neering				
11	Earthworks				
	 a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; and ii) the approved Concept Earthworks Site Sections, Drawing 23191-DWG-CV-CV-SK011 C, both prepared by Pitch Black Group. 	a) Prior to commencing earthworks			
	 The certified earthworks plans are to: iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; v) include the location and finished surface levels of any cut and/or fill; vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 				

PDA	Deve	Iopment Conditions		
No.	Cond	dition	Tir	ning
	V	ii) provide details of any areas where surplus soils are to be stockpiled; iii) detail protection measures to: 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 3) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).		
		Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first
	j	Submit to EDQ IS RPEQ certification that: all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and any unsuitable material encountered has been treated or replaced with suitable material.	c)	Prior to commencement of use or BFP endorsement, whichever occurs first
12	Acid	I Sulfate Soils Management Plan		
	ļ	Submit to EDQ IS an Acid Sulfate Soils (ASS) Management Plan, orepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (as amended from time to time).	a)	Prior to commencement of or during earthworks
	ĺ .	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.		Prior to commencement of use or BFP endorsement, whichever occurs first
	Í	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.	c)	Prior to commencement of use or BFP endorsement, whichever occurs first
13	Reta	ining Walls		
		Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must:	a)	Prior to commencing earthworks

PDA	Development Conditions			
No.	Condition	Timing		
	 i) be certified to achieve a minimum 50-year design life; ii) be designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g., AS3600 – Concrete Structures); iii) include cross and longitudinal sections & elevations and details of material of boundary fences iv) be located and designed generally in accordance with: 23191-DWG-CV-CV-SK012 C dated 10.05.2024 Considerations specified within the approved Arborist Report Impact Assessment prepared by Independent Arboricultural Services. 			
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first		
	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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first		
14	Shore Street East Upgrade – Compliance Assessment			
	 Submit to EDQ IS for compliance assessment functional layout plans, certified by a RPEQ, for road upgrade works on Shore Street East for the full frontage of the site. The RPEQ certified engineering plans must be designed generally in accordance with: EDQ PDA Guideline No. 13 Engineering Standards EDQ PDA Guideline No. 6 - Street and Movement Network; and Council's Standards for road design for a Neighbourhood Connector. 	a) Prior to commencing roadworks		
	The functional road layout design shall include: 1. 7m carriageway 2. Kerb and channel 3. Line marking and signage 4. 2.5m wide shared path			
	b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans and certified by a RPEQ for the Shore Street East Street upgrade along the site frontage, generally in accordance with the functional plan endorsed as part a) of this condition and: i) EDQ PDA Guideline No. 13 Engineering Standards; and ii) Council standards for road design.	b) Prior to commencing roadworks		

PDA	PDA Development Conditions				
No.	Cor	dition	Tir	ming	
	c)	Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	c)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	d)	Submit to EDQ IS as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners (Redland City Council) for all roadworks constructed under this condition.	d)	Prior to commencement of use or BFP endorsement, whichever occurs first	
15	Veh	icle Access	- \	Delanta	
	a)	Construct vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a multi-residential driveways.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
16	Car	Parking	۵)	Driento	
	a)	Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
17	Bic	cle parking	۵,	Driente	
	, a	Construct, sign and delineate bicycle parking facilities generally in accordance with Australian Standard AS2890.3 – 1993 Bicycle parking facilities and the approved plans.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	

PDA	A Development Conditions				
No.	Condition	Timing			
	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first			
18	Water reticulation - Compliance assessment				
	a) Submit to EDQ IS, for Compliance Assessment, preliminary design plans certified by a RPEQ, for the augmentation of the existing DN100 water main in Shore Street East to DN150 from Cross Street to the connection to the site, generally in accordance with PDA Guideline No. 13 Engineering Standards.	a) Prior to commencement of works			
	b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the preliminary design plans endorsed as part of part a) of this condition and <i>PDA Guideline No. 13 Engineering standards.</i>	b) Prior to commencement of works			
	c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first			
	 d) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: a. Council's current adopted standards; and b. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	d) Prior to commencement of use or BFP endorsement, whichever occurs first			
19	Water Connection				
	Connect the approved development to the water reticulation constructed under Condition 18 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first			
20	Sewer Connection				
	Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first			

PDA	DA Development Conditions			
No.	Condition	Timing		
21	Stormwater Connection			
	 a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed stormwater management strategies generally in accordance with: i. PDA Guideline No. 13 Engineering standards –and Council's current adopted standards ii. The Stormwater Management Plan, 67-69 Shore Street East, Cleveland, prepared by Pitch Black Group dated 14.05.2024 Revision B. 	a) Prior to commencement of site works		
	To demonstrate: 1. 'no worsening to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability.			
	b) Construct stormwater management strategies generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first		
	c) Submit to EDQ IS RPEQ certification confirming stormwater management strategies have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first		
22	Flooding			
	The finished floor level must be constructed in accordance with the approved stormwater management plan.	Prior to commencement of use		
23	Flood Emergency Management Plan (FEMP)			
	Implement Flood Emergency Management strategies, generally in accordance with the approved Flood Emergency Management Plan (FEMP) prepared by Pitch Black Group (Revision A), dated 09.05.2024 and Redland City Council City Plan and Flood planning scheme policy (SC6.11).	At all times		
24	Underground Electrical and Telecommunication Reticulation			
	a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication services for the full frontage of the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements.	a) Prior to commencement of use or BFP endorsement, whichever occurs first		

PDA	A Development Conditions				
No.	Cor	dition	Timing		
	b)	Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
25	Ele	etricity			
	a)	Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	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 or BFP endorsement, whichever occurs first	
26	Tel	ecommunications			
	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.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
27	Bro	adband			
	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> .	a)	Prior to commencement of use or BFP endorsement, whichever occurs first.	
	b)	Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement,	

PDA	DA Development Conditions				
No.	Condition	Timing			
		whichever occurs first.			
Herit	age				
28	Dilapidation Report				
	Submit a dilapidation report that provides an assessment of the development on the outbuilding located along the site's eastern boundary and within the neighbouring property identified as 'Fernleigh'.	Prior to commencement of building works.			
29	Tree Protection – Heritage Site Adjacent				
	 a) Retained Trees during construction works must involve: i) An AQF5 minimum Project Arborist (a member of the Queensland Arboricultural Association) to be engaged during the project life. ii) Pre-Start inspection and audit of Tree Protection Fencing before works commence 	a) Prior to commencement of site works.			
	 b) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works in accordance with AS4970 Protection of Trees on Development Sites, AS4373 Pruning of Amenity Trees where required, the approved Arboricultural Impact Assessment and Ground Penetrating Radar Report prepared by Independent Arboricultural Services: i) Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia; ii) Any works that interfere with the root system of a tree must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii) Written approval from the tree owner and Queensland Heritage for any roots to be cut over 50mm. NOTE: Where approval cannot be obtained, redesign and resubmission of retaining wall and earthworks plans under Conditions 11 and 13 may be required. 	b) At all times			
	c) An exclusion zone to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant TPZ. All works to be excluded from the Structural Root Zone. Encroachment of the TPZ to be in accordance with the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services.	c) At all times			
	d) All works within the TPZ (including fencing) to be supervised by the Project Arborist (Min AQF Level 5).	d) At all times			
	e) Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.	e) At all times			

PDA	DA Development Conditions				
No.	Con	dition	Tir	ming	
	f)	Submit to EDQ DA, a site assessment and an audit report that includes any further remedial actions prepared by the Project Arborist.	f)	At the completion of site works.	
Land	Iscap	oing and Open Space			
30	Stre	eetscape Works – Compliance Assessment			
	a)	Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works along the full frontage of the subject lots. The streetscape works must be designed generally in accordance with Council's standards and include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The species palette must not include any species listed on Council's Biosecurity Plan.	a)	Prior to commencement of streetscape works	
		The certified drawings are to include: i) location and type of street lighting in accordance with AS1158 - 'Lighting for Roads and Public Spaces'; ii) footpath treatments;			
		 iii) street trees and understorey plants (shrubs & groundcover), including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; iv) achievement of 50% canopy shade of verge; and v) accord with Condition 14 – Short Street Upgrade. 			
	b)	Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	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 or BFP endorsement, whichever occurs first	
31	Lar	dscape Works – Compliance Assessment			
	a)	Submit to EDQ IS for compliance assessment, updated detailed landscape plans certified by an AILA generally in accordance with the approved architectural plans and landscape plans. The detailed landscape plans are to: i) detail irrigation infrastructure; ii) provides details of boundary fencing that considers adjoining site uses: 1. GJ Walter Park 2. Fernleigh heritage place	a)	Prior to commencement of landscape works.	

PDA	Development Conditions				
No.	Condition	Timing			
	 Streetscape that requires 50% visual permeability and no greater than 1.8m. 				
	b) Construct the landscape works (including installation of rainwater tanks) generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.			
	c) Submit to EDQ IS certification by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.			
32	Refuse Collection				
	a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; and in accordance with the Operational Waste Management Plan prepared by Modus Transport & Traffic Engineering, dated 13.06.2024.	For both parts a) and b) prior to commencement of use or BFP endorsement, whichever occurs first.			
	 b) Implement the refuse collection arrangements submitted under part a) of this condition. 				
33	Outdoor Lighting				
	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.	Prior to commencement of use or BFP endorsement, whichever occurs first			
34	Sustainability - Compliance Assessment				
	 a) Submit to EDQ DA for Compliance Assessment, a detailed Sustainability Report, prepared by a suitably qualified person, in accordance with the approved Sustainability Report – Report for Compliance with PDA requirements 5.4. The detailed sustainability report is to: i) detail how the sustainability initiatives will be achieved; ii) provide updated drawings showing location of infrastructure proposed as part of the sustainability initiatives (eg. Rainwater tanks & solar panels). iii) provide modelling outputs demonstrating the proposed design has 1. 40% reductions in embodied carbon; 2. the building operation achieves net zero emissions; 3. thermal efficiency exceeds minimum NatHERS requirements. 	a) Prior to commencement of works			

PDA	Dev	elopment Conditions		
No.	Cor	dition	Tir	ning
	b)	Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first
35	Sch	edule of Materials and Finishes – Compliance Assessment		
	a)	Submit to EDQ DA for Compliance Assessment, a Schedule of Materials and Finishes for all external aspects of the building, including the rooftop. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will: i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future) ii) treat openings with glazing, shading and screening treatments to protect privacy, improve livability for residents and enable passive design and air flow iii) contribute to environmentally sustainable design practices iv) ensure durability and robustness, given the building's coastal location.	a)	Prior to the commencement of building works.
	b)	Construct the development in accordance with the documentation endorsed under part a) of this condition.	b)	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.
36	Eas	ements over Infrastructure		
	grad Cor The Chie	vide public utility easements, in favour of and at no cost to the ntee, over infrastructure located in land (other than road) for any stributed Assets. terms of public utility easements are to be to the satisfaction of the eff Executive Officer of the authority which is to accept and maintain	of Bu	or to commencement use or registration of a ilding Format Plan, ichever occurs first
27		Contributed Assets.		
37		essible Housing		
		vide evidence the development has delivered a minimum of 10% essible dwellings in accordance with the <i>PDA Guideline 2</i> .	of end	or to commencement use or BFP dorsement, whichever curs first.
38	Ele	ctric Vehicle Readiness		
	a)	Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and	cor	r all parts of this ndition, prior to dorsement of the BFP

PDA	DA Development Conditions				
No.	Cor	dition	Timing		
		distribution boards to individual parking spaces to a minimum of	or commencement of the use, whichever occurs first		
	b)	 Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation 			
	c)	Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.			
39	Infr	astructure Charges			
	a)	, ,	In accordance with the IFF.		
	b)	Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.			

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 **

Part 7 – Latest Development Approval (DEV2024/1488/8)



Our ref: DEV2024/1488/8

04 April 2025

Karote PL ATF The Chippers Trust C/-Align Planning Att: Mr Stephen Northey Unit 10, 146 Bundall Road BUNDALL QLD 4217

Email stephen@alignplanning.com.au

Dear Mr Northey

<u>Section 99 Approval - Application to Change PDA Development Approval</u>

Material Change of Use for multiple dwellings at 67-69 Shore Street East, Cleveland described as Lots 12 and 13 on C14563

On 04 April 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 <u>Current applications and approvals</u>.

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at jocelyn.bowyer@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda

A/Director

Development Assessment

Economic Development Queensland



PDA Decision Notice – Approval

Site information				
Name of priority development area (PDA)	Toondah Harbour Priority Development Area			
Site address	67 - 69 Shore Street East, C	67 – 69 Shore Street East, Cleveland		
Lot on plan description	Lot number Plan description			
	Lot 12 and 13	C14563		
PDA development application details				
DEV reference number	DEV2024/1488/8			
'Properly made' date	19 March 2025			
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	Multiple-Unit Dwelling (30 uni	ts)		
PDA development approval details				
Decision of the MEDQ	The approval is for:			
Original Decision date	30 September 2024			
Change to approval date	04 April 2025			
Currency period	6 years from the original deci	sion date		
Assessment Team				
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Pla	anner		
Manager	Julie-Anne Dawson, Manage			
Engineer	Manjurul Alam, Engineer			
Director	Brandon Bouda, A/Director			
Delegate	Local Representative Commi	ttee (LRC)		

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.

Аррі	oved plans and documents	Number	Date
1.	Sustainability Management Plan, prepared by Ecolateral Pty Ltd, amended in red 28/03/2025	Version 3	March 2025 (as amended in red)
Plan 2024	, , , , , , , , , , , , , , , , , , , ,	Number	Date
1.	Engineering Services Report, prepared by Pitch Black Group	23191-RPT-CV-0002 Rev A	02/02/2024
2.	Flood emergency management plan, prepared by Pitch Black Group	23191-RPT-CV-0001 Rev A	09/05/2024
3.	Stormwater management plan, "Stormwater Management Plan, 67-69 Shore Street East, Cleveland; prepared by Pitch Black Group	23191-RPT-CV-0001 Rev B	04/05/2024
4.	Traffic Impact Assessment, 67-69 Shore Street East, Cleveland, prepared by Amber Traffic & Transport Direction	858rep240613 Rev C	13/06/2024
5.	Operational Waste Management Plan, prepared by Modus Transport and Traffic Engineering	MOD23551QLD- OWMP Rev B	13/06/2024
6.	Water Supply and Sewerage Network Capacity Assessment, prepared by H ₂ One Pty Ltd	Version 1	21/06/2024
7.	Response to Queensland Government Reference DEV2024/1488, 67 Shore Street East, Cleveland, prepared by NGS Structural Engineers	B001969ltr01	30/04/2024
8.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS13882	21/06/2024
9.	Arborist Comments Report – Ground penetrating radar report, prepared by Independent Arboricultural Services	IAS14905	23/05/2024
Civil	Plans, prepared by Pitch Black Group		
10.	Concept services layout	23191-DWG-CV-CV- SK001 Rev C	10/05/2024
11.	Concept earthworks layout	23191-DWG-CV-CV- SK010 Rev C	10/05/2024
12.	Concept earthworks site sections	23191-DWG-CV-CV- SK011 Rev C	10/05/2024
13.	Concept retaining wall rtw01 sections – amended in red	23191-DWG-CV-CV- SK012 Rev A	10/05/2024
Arch	itectural Plans; prepared by RC design (unless otherwise s	stated)	
14.	Cover page	0.00 Rev G3	08/08/2024
15.	3D indicative	0.01 Rev G3	08/08/2024
16.	3D indicative	0.02 Rev G3	08/08/2024

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17.	3D indicative	0.03 Rev G3	08/08/2024
18.	3D indicative	0.04 Rev G3	08/08/2024
19.	3D indicative	0.05 Rev G3	08/08/2024
20.	3D indicative	0.06 Rev G3	08/08/2024
21.	3D indicative	0.07 Rev G3	08/08/2024
22.	Site location	1.1 Rev G3	08/08/2024
23.	Survey plan; prepared by Axis Surveys	1.2 Issue A	29/03/2022
24.	Site plan	1.3 Rev G3	08/08/2024
25.	Landscape & recreation space calculation	1.4 Rev G3	08/08/2024
26.	Refuse calculation	1.5 Rev G3	08/08/2024
27.	Ground floor	2.1 Rev G3	08/08/2024
28.	First floor	2.2 Rev G3	08/08/2024
29.	Second floor (typical)	2.3 Rev G3	08/08/2024
30.	Third floor (typical)	2.4 Rev G3	08/08/2024
31.	Fourth floor (typical)	2.5 Rev G3	08/08/2024
32.	Fifth floor (typical, sub-penthouse)	2.6 Rev G3	08/08/2024
33.	Sixth floor (typical, penthouse)	2.7 Rev G3	08/08/2024
34.	Roof plan – amended in red	2.8 Rev G3	08/08/2024
35.	Site cover	2.9 Rev G3	08/08/2024
36.	Elevation	3.1 Rev G3	08/08/2024
37.	Elevation	3.2 Rev G3	08/08/2024
38.	Elevation	3.3 Rev G3	08/08/2024
39.	Elevation	3.4 Rev G3	08/08/2024
40.	Section 1a	3.5 Rev G3	08/08/2024
41.	Sections 2a	3.6 Rev G3	08/08/2024
42.	Sections 3a	3.7 Rev G3	08/08/2024
Land	iscape Plans, prepared by Mark Baldock Landscape Arch	nitect	
43.	Landscape concept plan - ground floor – amended in red	2402 Sht-1 Issue C	18/06/2024
44.	Landscape concept plan - 1st floor – amended in red	2402 Sht-2 Issue C	18/06/2024
45.	Landscape concept plant list, specification	2402 Sht-3 Issue C	18/06/2024

Preamble, Abbreviations, and Definitions

ABBREVIATIONS AND DEFINTIONS

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

ADOPTED RESOLUTION means Redland City Council Adopted Infrastructure Charges Resolution (No. 2.2) 2015, which took effect on and from 24 September 2015. For clarity, 'Adopted Resolution' does not include any changes to this resolution, nor any resolution or other instrument that replaces this resolution.

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

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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

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

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

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

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.

FSC: Forest Stewardship Council

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means Land Title Act 1994.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PEFC: Programme for the Endorsement of Forest Certification Scheme

RPEQ means Registered Professional Engineer of Queensland.

TPZ means Tree Protection Zone as defined by Australian Standard AS4970 Protection of Trees on Development Sites.

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:
 - 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: <u>pdadevelopmentassessment@edq.qld.gov.au</u>
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA	Development Conditions	
No.	Condition	Timing
1	Carry out the Approved Development	
	Carry out the approved development generally in accordance with:	Prior to commencement of use or Building
	a) the approved plans and documents; and	Format Plan (BFP) endorsement, whichever
	b) any other documentation endorsed via Compliance Assessment as required by these conditions.	occurs first.
2	Maintain the Approved Development	
	Maintain the approved development generally in accordance with: a) the approved plans and documents; and	At all times following commencement of use.
	b) any other documentation endorsed via Compliance Assessment as required by these conditions.	
Cons	struction Management	
3	Hours of Work – Construction	
	Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.	At all times
5	Certification of Operational Work for Contributed Assets	
	Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the Certification Procedures Manual.	At all times

PDA	Dev	Development Conditions			
No.	Con	ndition	Tir	ning	
6	Con	nstruction Management Plan			
	a)	Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts,	a)	Prior to commencing work	
		 including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water 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: 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.			
	b)	A copy of the CMP submitted under part a) of this condition must be current and available on site.	b)	During construction	
	c)	Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c)	During construction	
7	Ero	sion and Sediment Management			
	a)	Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:	a)	Prior to commencing work	

PDA	Development Conditions			
No.	Condition	Timing		
	 i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. 			
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction		
8	Traffic Management Plan			
	 a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures. 	a) Prior to commencing work		
	 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. 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. 	b) During construction		
9	Construction Noise Management Plan			
	 a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: 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; 	a) Prior to commencing work		

PDA	Development Conditions	
No.	Condition	Timing
	 iv) Section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) Section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. 	
	b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.	b) During construction
	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.	c) As requested by EDQ
10	Public Infrastructure (Damage, Repairs and Relocation)	
	Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	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. 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.	
Engi	neering	
11	Earthworks	
	 a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; and ii) the approved Concept Earthworks Site Sections, Drawing 23191-DWG-CV-CV-SK011 C, both prepared by Pitch Black Group. The certified earthworks plans are to: 	a) Prior to commencing earthworks
	 iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; v) include the location and finished surface levels of any cut and/or fill; 	
	vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;	

PDA	Development Conditions				
No.	Condition	Timing			
	 vii) provide details of any areas where surplus soils are to be stockpiled; viii) detail protection measures to: ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). 				
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first			
	 c) Submit to EDQ IS RPEQ certification that: 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. 	c) Prior to commencement of use or BFP endorsement, whichever occurs first			
12	Acid Sulfate Soils Management Plan				
	a) Submit to EDQ IS an Acid Sulfate Soils (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).	a) Prior to commencement of or during earthworks			
	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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first			
	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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first			

PDA	Development Conditions			
No.	Cor	ndition	Tir	ning
13	Ret	aining Walls		
	a)	Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must: i) be certified to achieve a minimum 50-year design life; ii) be 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) include cross and longitudinal sections & elevations and details of material of boundary fences iv) be located and designed generally in accordance with: 1. 23191-DWG-CV-CV-SK012 C dated 10.05.2024 2. Considerations specified within the approved Arborist Report Impact Assessment prepared by Independent Arboricultural Services.	a)	Prior to commencing earthworks
	b)	Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first
	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.	c)	Prior to commencement of use or BFP endorsement, whichever occurs first
14	Sho	ore Street East Upgrade – Compliance Assessment		
	a)	Submit to EDQ IS for compliance assessment functional layout plans, certified by a RPEQ, for road upgrade works on Shore Street East for the full frontage of the site. The RPEQ certified engineering plans must be designed generally in accordance with: i) EDQ PDA Guideline No. 13 Engineering Standards ii) EDQ PDA Guideline No. 6 - Street and Movement Network; and iii) Council's Standards for road design for a Neighbourhood Connector.	a)	Prior to commencing roadworks
		The functional road layout design shall include: 1. 7m carriageway 2. Kerb and channel 3. Line marking and signage 4. 2.5m wide shared path		
	b)	Submit to EDQ Development Assessment, DSDMIP detailed engineering plans and certified by a RPEQ for the Shore Street East		Prior to commencing roadworks

PDA	A Development Conditions				
No.	Cor	dition	Tir	ning	
		Street upgrade along the site frontage, generally in accordance with the functional plan endorsed as part a) of this condition and: i) EDQ PDA Guideline No. 13 <i>Engineering Standards</i> ; and ii) Council standards for road design.			
	c)	Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	c)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	d)	Submit to EDQ IS as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners (Redland City Council) for all roadworks constructed under this condition.	d)	Prior to commencement of use or BFP endorsement, whichever occurs first	
15	Veh	icle Access			
	a)	Construct vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a multi-residential driveways.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
16	Car	Parking			
	a)	Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	

No.		DA Development Conditions				
	Condition	Timing				
17	a) Construct, sign and delineate bicycle parking facilities generally in accordance with Australian Standard AS2890.3 – 1993 Bicycle parking facilities and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first				
	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first				
18	Water reticulation - Compliance assessment					
	a) Submit to EDQ IS, for Compliance Assessment, preliminary design plans certified by a RPEQ, for the augmentation of the existing DN100 water main in Shore Street East to DN150 from Cross Street to the connection to the site, generally in accordance with PDA Guideline No. 13 Engineering Standards.	a) Prior to commencement of works				
	b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the preliminary design plans endorsed as part of part a) of this condition and <i>PDA Guideline No. 13 Engineering standards</i> .	b) Prior to commencement of works				
	c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first				
	 d) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: a. Council's current adopted standards; and b. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	d) Prior to commencement of use or BFP endorsement, whichever occurs first				
19	Water Connection					
	Connect the approved development to the water reticulation constructed under Condition 18 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first				

PDA	Development Conditions		
No.	Condition	Timing	
20	Sewer Connection		
	Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first	
21	Stormwater Connection		
	 a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed stormwater management strategies generally in accordance with: i. PDA Guideline No. 13 Engineering standards –and Council's current adopted standards ii. The Stormwater Management Plan, 67-69 Shore Street East, Cleveland, prepared by Pitch Black Group dated 14.05.2024 Revision B. 	a) Prior to commencement of site works	
	To demonstrate: 1. 'no worsening to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability.		
	b) Construct stormwater management strategies generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first	
	c) Submit to EDQ IS RPEQ certification confirming stormwater management strategies have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first	
22	Flooding		
	The finished floor level must be constructed in accordance with the approved stormwater management plan.	Prior to commencement of use	
23	Flood Emergency Management Plan (FEMP)		
	Implement Flood Emergency Management strategies, generally in accordance with the approved Flood Emergency Management Plan (FEMP) prepared by Pitch Black Group (Revision A), dated 09.05.2024 and Redland City Council City Plan and Flood planning scheme policy (SC6.11).	At all times	

PDA	DA Development Conditions				
No.	Con	dition	Tir	ning	
24	Unc	lerground Electrical and Telecommunication Reticulation			
	a)	Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication services for the full frontage of the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	
25	Elec	etricity			
	a)	Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	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 or BFP endorsement, whichever occurs first	
26	Tele	ecommunications			
	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.	a)	Prior to commencement of use or BFP endorsement, whichever occurs first	
	b)	Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first	

PDA	Development Conditions	
No.	Condition	Timing
27	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> .	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
Herit	age	
28	Dilapidation Report	
	· · · · · · · · · · · · · · · · · · ·	Prior to commencement of building works.
29	Tree Protection – Heritage Site Adjacent	
	 a) Retained Trees during construction works must involve: i) An AQF5 minimum Project Arborist (a member of the Queensland Arboricultural Association) to be engaged during the project life. ii) Pre-Start inspection and audit of Tree Protection Fencing before works commence 	a) Prior to commencement of site works.
	 b) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works in accordance with AS4970 Protection of Trees on Development Sites, AS4373 Pruning of Amenity Trees where required, the approved Arboricultural Impact Assessment and Ground Penetrating Radar Report prepared by Independent Arboricultural Services: i) Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia; ii) Any works that interfere with the root system of a tree must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii) Written approval from the tree owner and Queensland Heritage for any roots to be cut over 50mm. NOTE: Where approval cannot be obtained, redesign and resubmission of retaining wall and earthworks plans under Conditions 11 and 13 may be required. 	b) At all times

PDA	Development Conditions			
No.	Con	dition	Tir	ning
	c)	An exclusion zone to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant TPZ. All works to be excluded from the Structural Root Zone. Encroachment of the TPZ to be in accordance with the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services.	c)	At all times
	d)	All works within the TPZ (including fencing) to be supervised by the Project Arborist (Min AQF Level 5).	d)	At all times
	e)	Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.	e)	At all times
	f)	Submit to EDQ DA, a site assessment and an audit report that includes any further remedial actions prepared by the Project Arborist.	f)	At the completion of site works.
Land	Iscap	oing and Open Space		
30	Stre	eetscape Works – Compliance Assessment		
	a)	Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works along the full frontage of the subject lots. The streetscape works must be designed generally in accordance with Council's standards and include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The species palette must not include any species listed on Council's Biosecurity Plan.	a)	Prior to commencement of streetscape works
		 The certified drawings are to include: i) location and type of street lighting in accordance with AS1158 - 'Lighting for Roads and Public Spaces'; ii) footpath treatments; iii) street trees and understorey plants (shrubs & groundcover), including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; iv) achievement of 50% canopy shade of verge; and v) accord with Condition 14 – Short Street Upgrade. 		
	b)	Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b)	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA	Development Conditions				
No.	Condition	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 or BFP endorsement, whichever occurs first			
31	Landscape Works – Compliance Assessment				
	 a) Submit to EDQ IS for compliance assessment, updated detailed landscape plans certified by an AILA generally in accordance with the approved architectural plans and landscape plans. The detail landscape plans are to: i) detail irrigation infrastructure; ii) provides details of boundary fencing that considers adjoining site uses: 1. GJ Walter Park 2. Fernleigh heritage place 3. Streetscape that requires 50% visual permeability and n greater than 1.8m. 	ed landscape works.			
	b) Construct the landscape works (including installation of rainwater tanks) generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.			
	c) Submit to EDQ IS certification by an AILA that the landscape wor have been undertaken generally in accordance with part (a) of th condition.				
32	Refuse Collection				
	a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; and in accordance with the Operational Waste Management Plan prepared by Modus Transport & Traffic Engineering, dated 13.06.2024.	For both parts a) and b) prior to commencement of use or BFP endorsement, whichever occurs first.			
	 b) Implement the refuse collection arrangements submitted under pa a) of this condition. 	rt			
33	Outdoor Lighting				
	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.	Prior to commencement of use or BFP endorsement, whichever occurs first			

PDA	Development Conditions	
No.	Condition	Timing
34	Sustainability	
	a) Construct the development in accordance with the approved sustainability management plan.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	 b) Submit to EDQ evidence from a suitably qualified person the development has been constructed in accordance with the approved sustainability management plan. Evidence to include: i) Certified as-built design drawings; and ii) Evidence of constructed / installed measures for sustainability initiatives listed in Appendix A of the approved Sustainability Management Plan; and iii) The final report prepared by a suitably qualified sustainability professional that outcomes identified in the approved sustainability management plan have been delivered. To note: Evidence of constructed / installed sustainability measures can include photographs; certification from a plumber that water saving devices have been installed and are functioning; certification from an electrician that EV/PV are installed and operational; certificates from certification schemes (ie. FSC / PEFC, 	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	Liveable Housing) and Home User Guides.	
35	 Schedule of Materials and Finishes – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a Schedule of Materials and Finishes for all external aspects of the building, including the rooftop. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will: i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future) ii) treat openings with glazing, shading and screening treatments to protect privacy, improve livability for residents and enable passive design and air flow iii) contribute to environmentally sustainable design practices iv) ensure durability and robustness, given the building's coastal location. 	a) Prior to the commencement of building works.
	b) Construct the development in accordance with the documentation endorsed under part a) of this condition.	b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.

PDA	PDA Development Conditions						
No.	Cor	dition	Timing				
36	Eas	ements over Infrastructure					
	gra	vide public utility easements, in favour of and at no cost to the ntee, over infrastructure located in land (other than road) for any stributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first				
	Chi	terms of public utility easements are to be to the satisfaction of the Executive Officer of the authority which is to accept and maintain Contributed Assets.					
37	Acc	essible Housing					
		vide evidence the development has delivered a minimum of 10% essible dwellings in accordance with the PDA Guideline 2.	Prior to commencement of use or BFP endorsement, whichever occurs first.				
38	Ele	ctric Vehicle Readiness					
	a)	 Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and 	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first				
	b)	Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation					
	c)	Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.					
39	Infr	astructure Charges					
	a)	Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment.	In accordance with the IFF.				
	b)	Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.					

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 **