



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1590

Your ref: URB24-225

1 August 2025

New Urban Villages Pty Ltd
On behalf of the CFMEU Queensland State Construction and General Division
C/- Urbicus Pty Ltd
Att: Mr Mark Clayton
110 Kennedy Terrace
PADDINGTON QLD 4068

Email: planning@urbicus.com.au

Dear Mark

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

PDA Development Permit DEV2025/1590 for Material Change of Use for Office at 8, 12 and 16 Jamieson Street, Bowen Hills described as Lots 36 and 38 on RP9895 and Lot 37 on RP115563

On 1 August 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	8, 12 and 16 Jamieson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 36	RP9895
	Lot 38	RP9895
	Lot 37	RP115563

PDA development application details	
DEV reference number	DEV2025/1590
'Properly made' date	3 February 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
Proposed development	Material Change of Use for Office

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Office
Decision date	1 August 2025
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Peita McCulloch, Manager
Engineer	Demi Ebrahimi, Principal Engineer
Delegate	Beatriz Gomez, Director

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Ground Floor Floorplan, prepared by Nettletontribe	14217_DA01, Issue 9	10 June 2025
2.	Level 01 Floorplan, prepared by Nettletontribe	14217_DA02, Issue 7	10 June 2025
3.	Level 02 Floorplan, prepared by Nettletontribe	14217_DA03, Issue 7	10 June 2025
4.	Level 03 Floorplan, prepared by Nettletontribe	14217_DA04, Issue 7	10 June 2025
5.	Level 04 - 06 Floorplan, prepared by Nettletontribe	14217_DA05, Issue 7	10 June 2025
6.	Elevations - Sheet 1, prepared by Nettletontribe	14217_DA21, Issue 5	22 May 2025
7.	Elevations - Sheet 2, prepared by Nettletontribe	14217_DA22, Issue 5	22 May 2025
8.	Sections - Sheet 1, prepared by Nettletontribe	14217_DA31, Issue 5	22 May 2025
9.	Sections - Sheet 2, prepared by Nettletontribe	14217_DA32, Issue 5	22 May 2025
10.	Sections - Sheet 3, prepared by Nettletontribe	14217_DA33, Issue 5	22 May 2025
11.	Area Plans, prepared by Nettletontribe	14217_DA91, Issue 6	2 July 2025
12.	Jamieson Street Offices Landscape Concept, prepared by WILDStudio	21426 LC-01, Issue E	26 May 2025 (Amended in Red 26 June 2025)
13.	Operational Waste Management Plan, prepared by TTM	24BRW0247, Issue 2	17 December 2024
14.	Transport Engineering Report, prepared by TTM	24BRT0528, Revision 1	14 January 2025
15.	Civil Engineering Report, prepared by ADG	28372 C R001, Revision 00	12 December 2024

Supporting plans and documents		Number	Date
16.	Civil Response Letter, prepared by ADG	–	10 April 2025
17.	Applicant response to Further Issues, prepared by Urbicus	URB24-225	06 May 2025
18.	Response to EDQ Further Issues, prepared by Colliers	24BRT0528	02 May 2025
19.	Detail & Level Survey, prepared by JW Surveys	24154-JW 734, Issue 1	12 October 2024
20.	Urban Utilities Services Advice Notice, prepared by Urban Utilities	24-SAN-75700	06 January 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

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.

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

Preamble, abbreviations, and definitions

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Sufficient Grounds – Office – Bona Fide Use a) Submit to EDQ DA evidence to demonstrate that 5% of the total approved GFA (i.e. 5% of 3,188.75m ² or 159.44m ²) is for an office use that will be: i) Reserved for leasing to not-for-profit organisations at 75% of the market value, for a minimum period of ten (10) years from the date a community use commences on each relevant level, and ii) Limited to organisations registered with the Australian Charities and Not for Profits Commission (ACNC), and meets all of the following requirements: 1. Involves administrative activities, 2. Does not include or involve the sale of goods (e.g. via 'opportunity shops'), 3. Does not involve the use of the premises as a place of worship, unless worship is incidental to and necessarily associated with the primary use. b) Should the rent value of the community use be proposed to be increased beyond the value specified in part a) of this condition, after a period of ten (10) or more years from the commencement of a community use on each level, submit to EDQ DA for assessment a community needs report identifying that the requirement of a community facility is no longer required within the Bowen Hills PDA.	Prior to any lease agreements for the office area being entered

Construction Management		
4.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ IS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	Construction 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, 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	a) Prior to commencing work

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

	to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
9.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
10.	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 <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction

11.	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; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	a) Prior to commencing work b) During construction c) As requested by EDQ
12.	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. 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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Civil Engineering Report, prepared by ADG (Document No. 28372 C R001, Revision 00, dated 12 December 2024).	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 9 – 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; vii) provide details of any areas where surplus soils are to be stockpiled; viii) 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 ix) 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. 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). 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. 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

15.	Retaining 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 be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved documents and plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as ‘Rate 2 Public Lighting’; iii) be endorsed by Council as the Energex ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

17.	Vehicle Access a) Construct two (2) vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards and <i>Australia Standard AS2890 – Parking Facilities</i> requirements. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	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. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

21.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity, and ii) the approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Electricity – Compliance Assessment a) Submit to EDQ IS for Compliance Assessment: i) Written evidence from Energex demonstrating that all existing overhead powerlines along Edgar Street will be relocated underground prior to the commencement of the use, or ii) If it can be demonstrated that the powerlines subject to part a)i) of this condition are unable to be placed underground, provide RPEQ certification to confirm that adequate clearance will be provided between the existing overhead powerlines and the proposed development, supplemented by evidence that the proposed clearances are supported by Energex.	a) Prior to commencement of work

	b) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. c) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition. <i>NOTE: Under Condition 8 of this approval, evidence must also be provided in the approved CMP, that Energex supports the proposed construction management arrangements for the existing power lines, prior to commencement of works.</i>	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Streetscape Works – Compliance Assessment a) Submit to EDQ IS for Compliance Assessment, detailed streetscape works drawings, certified by an AILA and an RPEQ, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved plans and documents. The design must demonstrate	a) Prior to commencement of streetscape works

	the heavy vehicle movements from and to the site would not cause any damages to the proposed streetscape embellishments. The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
28.	Landscape Works a) Submit to EDQ DA detailed landscape plans, certified by an AILA, for the development’s landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans and documents, and must demonstrate a minimum of 10% of the site area for universally accessible communal open space with: i) a minimum area of 60m², ii) a minimum dimension of 6m, and iii) includes landscape and deep planting and shade trees or structures suited to the subtropical environment. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
30.	Sustainability and Efficiency a) Construct the approved development to achieve the following sustainability rating: i) a minimum 6 leaf EnviroDevelopment certification, ii) a minimum 4 star Green Star: Design and as Built certification, or iii) an equivalent rating under an alternative rating system. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
31.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays, and ii) Installation of Basic (slow) EVSE chargers to a minimum of 1 parking bay. b) Electric vehicle charging shall be: i) Capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile, and ii) Designed with regard to fire retardance and ventilation. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
32.	Road Dedication Dedicate as new road reserve, land identified on the following approved plan(s) as 'New Verge': a) Ground Floor Plan, prepared by Nettletontribe (Drawing No. 14217_DA01, Issue 9, dated 10 June 2025). b) As shown on the approved and supporting plans, the dedication must include the following: i) A standard format dedication along the Edgar Street portion of the site frontage, in accordance with the following: 1. The dedication is to encroach into the site the required distance to provide a minimum verge width in Edgar Street of 2.5 metres from face of kerb. 2. The dedication is to accommodate a 6m corner kerb radius at the corner of Jamieson Street and Edgar Street, ensuring a	Prior to commencement of use or at registration of Building/Standard Format Plan, whichever occurs first

	minimum of 2.5m verge width. ii) A standard format dedication along the Jamieson Street portion of the site frontage, in accordance with the following: 1. The dedication is to encroach into the site the required distance to provide a minimum verge width in Jamieson Street of 2.5 metres from face of kerb. 2. The dedication is to accommodate 6m corner kerb radius at the corner of Jamieson Street and Edgar Street, ensuring a minimum of 2.5m verge width.	
Infrastructure Contributions		
33.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

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 ****