

Our ref: DEV2025/1674

15 September 2025

Retire Australia Management Pty Ltd  
C/- Planning Initiatives  
Att: Mr Benjamin Cowan  
PO Box 1774  
NEW FARM QLD 4005

Email: Ben@planning-initiatives.com

Dear Mr Cowan

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

**PDA Development Permit DEV2025/1674 for Material Change of Use for Retirement Facility (58 Units); Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop (cumulatively less than 250m<sup>2</sup> GFA); and Sales Office (Display Unit) at 70 Park Road, Yeronga described as Lot 1 on SP328496**

On 15 September 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)	Yeronga PDA	
Site address	70 Park Road, Yeronga	
Lot on plan description	Lot number	Plan description
	Lot 1	SP328496
PDA development application details		
DEV reference number	DEV2025/1674	
'Properly made' date	14 August 2025	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use</li> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> <li><input type="checkbox"/> Reconfiguring a lot</li> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> <li><input type="checkbox"/> Operational work</li> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Retirement Facility (58 Units); Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop (cumulatively less than 250m <sup>2</sup> ); and Sales Office (Display Unit)	
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: <ul style="list-style-type: none"> <li>• Material Change of Use for Retirement Facility (58 Units); Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop (cumulatively less than 250m<sup>2</sup>); and Sales Office (Display Unit)</li> </ul>	
Decision date	15 September 2025	
Currency period	Six (6) years from the date of the decision	

<b>Assessment Team</b>	
Assessment Manager (Lead)	Chessa Lao
Manager	Leila Torrens
Engineer	Matt Sturley
Delegate	Beatriz Gomez

<b>Approved plans and documents</b>		
<b>Approved plans and documents</b>	<b>Number</b>	<b>Date</b>
1. Site Plan, prepared by Marchese Partners	24015, MP-AR-DWG-A2.00, Revision C	30 July 2025
2. Basement 3, prepared by Marchese Partners	24015, MP-AR-DWG-A2.01, Revision G	30 July 2025
3. Basement 2, prepared by Marchese Partners	24015, MP-AR-DWG-A2.02, Revision G	30 July 2025
4. Basement 1, prepared by Marchese Partners	24015, MP-AR-DWG-A2.03, Revision G	30 July 2025
5. Lower Ground Level, prepared by Marchese Partners	24015, MP-AR-DWG-A2.04, Revision H	30 July 2025
6. Upper Ground Level, prepared by Marchese Partners	24015, MP-AR-DWG-A2.05, Revision H	30 July 2025
7. Level 1, prepared by Marchese Partners	24015, MP-AR-DWG-A2.06, Revision H	30 July 2025
8. Level 2-4, prepared by Marchese Partners	24015, MP-AR-DWG-A2.07, Revision H	30 July 2025
9. Level 5 & 6, prepared by Marchese Partners	24015, MP-AR-DWG-A2.10, Revision H	30 July 2025
10. Level 7 & 8, prepared by Marchese Partners	24015, MP-AR-DWG-A2.12, Revision H	30 July 2025
11. Roof Level, prepared by Marchese Partners	24015, MP-AR-DWG-A2.14, Revision H	30 July 2025
12. East Elevation, prepared by Marchese Partners	24015, MP-AR-DWG-A3.01, Revision F	30 July 2025
13. South Elevation, prepared by Marchese Partners	24015, MP-AR-DWG-A3.02, Revision F	30 July 2025
14. North Elevation, prepared by Marchese Partners	24015, MP-AR-DWG-A3.03, Revision F	30 July 2025
15. West Elevation, prepared by Marchese Partners	24015, MP-AR-DWG-A3.04, Revision F	30 July 2025
16. Site Section – North-South 1, prepared by Marchese Partners	24015, MP-AR-DWG-A4.01, Revision G	30 July 2025

## 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
17.	Site Section – North-South 2, prepared by Marchese Partners	24015, MP-AR-DWG-A4.02, Revision G	30 July 2025
18.	Site Section – East-West, prepared by Marchese Partners	24015, MP-AR-DWG-A4.03, Revision G	30 July 2025
19.	Site Section – Ramp Section, prepared by Marchese Partners	24015, MP-AR-DWG-A4.04, Revision G	30 July 2025
20.	Site Interface Sections, prepared by Marchese Partners	24015, -A4.05, Revision C	30 July 2025
21.	Material Board, prepared by Marchese Partners	24015, MP-AR-DWG-A5.01, Revision C	30 July 2025
22.	Facade Detail – Sheet 1, prepared by Marchese Partners	24015, MP-AR-DWG-A5.11, Revision C	30 July 2025
23.	Facade Detail – Sheet 2, prepared by Marchese Partners	24015, MP-AR-DWG-A5.12, Revision C	30 July 2025
24.	Facade Detail – Sheet 3, prepared by Marchese Partners	24015, MP-AR-DWG-A5.13, Revision C	30 July 2025
25.	Facade Detail – Sheet 4, prepared by Marchese Partners	24015, MP-AR-DWG-A5.14, Revision C	30 July 2025
26.	Development Data, prepared by Marchese Partners	24015, MP-AR-DWG-A7.21, Revision B	29 August 2025
27.	Parkside Yeronga Landscape Concept Report, prepared by Cusp	CUS-LA-RPT-00001	29 July 2025
28.	Retire Australia – Lot 101 Yeronga Development application Acoustic Report, prepared by Stantec	301051102	22 July 2025
29.	Arboricultural Report – Arboricultural Impact Assessment, prepared by Consult Arborist	Version 2	23 July 2025
30.	Operational Waste Management Plan, prepared by Colliers	No.2	22 July 2025
31.	Transport Impact Assessment, prepared by Stantec	301051102 Rev C	23 July 2025
32.	Engineering and Stormwater Report, prepared by Stantec	301051102 Rev C	24 July 2025

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

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

**BFP** means Building Format Plan.

**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*.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

## Compliance assessment

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

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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.

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

<sup>2</sup> 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

## PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	<p><b>Maintain the Approved Development</b></p> <p>Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use
3.	<p><b>Landscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment detailed landscape plans, prepared by an AILA registered landscape architect, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans and documents.</p> <p>The detailed landscape plans must address the following:</p> <ul style="list-style-type: none"> <li>i) Planting is to ensure that entrapment areas are minimised within the Upper and Lower Plaza,</li> <li>ii) The glazing at the eastern end of the hallway window on the <i>Upper Ground Level</i> and <i>Level 1</i> to remain unobscured above the 1.5m sill height to facilitate overlooking of the Plaza,</li> <li>iii) Provide a materials palette that includes:           <ol style="list-style-type: none"> <li>1. details of the plaza seating, lighting, street furniture (e.g., bins, bike racks, etc.) and paving/surface treatments,</li> <li>2. details of the proposed balustrading and planting along Villa Street,</li> </ol> </li> <li>iv) Maximum fence heights along Currawong Crescent and Park Road as per the approved plans, with at least 50% transparency, and</li> <li>v) Provide a maintenance strategy for all maintenance and irrigation across the site which demonstrates that the garden beds, trees and other planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.</li> </ul>	<p>a) Prior to commencement of ground level building work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
4.	<p><b>Sustainability and Efficiency – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, a detailed sustainability report for Compliance Assessment, prepared by a suitably qualified person that demonstrates best practice sustainability outcomes. The sustainability report is required to include assessment of the following aspects:</p> <ul style="list-style-type: none"> <li>i) Indoor environment quality initiatives,</li> <li>ii) Energy: reduction of demand, energy efficiency and renewable energy generation &amp; storage,</li> <li>iii) Transport measures to reduce overall greenhouse gas emissions,</li> <li>iv) Water: reduction of demand, water efficient features and water reuse/harvesting,</li> <li>v) Materials: Measures to reduce the consumption of resources and initiatives that use low impact materials including a focus on embodied carbon reduction,</li> <li>vi) Landscape &amp; Environment: Providing a high-quality landscape outcome that contributes to reducing the urban heat island impact, minimises impacts on ecological values and reduced point source emissions to the atmosphere &amp; water bodies,</li> <li>vii) NatHERS performance, and</li> <li>viii) Demonstrate detailed sustainability report aligns with detailed building, civil &amp; landscape design plans.</li> </ul> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met and design specifications have been constructed / installed. Applicant is required to submit the following:</p> <ul style="list-style-type: none"> <li>i) Certified as-built design drawings, <b>AND</b></li> <li>ii) Evidence of constructed / installed sustainability measures, <b>AND</b></li> <li>iii) Confirmation by a suitably qualified person that sustainability outcomes identified in Part a) have been delivered, <b>OR</b></li> <li>iv) 4-star Green Star certification.</li> </ul> <p><b>NOTE:</b></p> <ul style="list-style-type: none"> <li>– Reference is to be made to EDQ Guideline 14 – Environmental Values and sustainable resource use in preparation of the report,</li> <li>– Evidence of constructed / installed sustainability measures can include: <ul style="list-style-type: none"> <li>○ photographs, certification from a plumber that water saving devices have been installed and are functioning,</li> <li>○ certification from an electrician that EVCP / PV are installed and operational, and</li> <li>○ certification from a qualified landscape architect that landscaping elements have been installed.</li> </ul> </li> <li>– This approval does not require or provide Green Star accreditation. The Applicant is advised it is necessary to obtain Green Star accreditation from the Green Building Council of Australia in order to be able to market the development as a Green Star certified development.</li> </ul>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>5.</b>	<p><b>Electric Vehicle Readiness</b></p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ul style="list-style-type: none"> <li>i) A minimum of one (1) destination AC charger and the electrical capacity for basic AC charging for non-visitor parking.</li> </ul> <p>b) Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> <li>i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile, and</li> <li>ii) designed with regard to fire retardance and ventilation.</li> </ul> <p>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 have been provided.</p>	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
<b>Construction Management</b>		
<b>6.</b>	<p><b>Hours of Work – Construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
<b>7.</b>	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>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<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
<b>8.</b>	<p><b>Certification of Operational Work for Contributed Assets</b></p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
<b>9.</b>	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> </ul>	a) Prior to commencing work

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

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

PDA Development Conditions		
No.	Condition	Timing
11.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
12.	<p><b>Construction Noise Management Plan</b></p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	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
<b>13.</b>	<b>Structural Monitoring and Vibration Report</b>  a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.  b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	a) Prior to commencing work  b) During construction
<b>14.</b>	<b>Public Infrastructure (Damage, Repairs and Relocation)</b>  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

PDA Development Conditions		
No.	Condition	Timing
15.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) the approved plans and documents.</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>iii) include a geotechnical soils assessment of the site;</li> <li>iv) accord with the Erosion and Sediment Control Plans, as required by condition 10 – Erosion and sediment management;</li> <li>v) include the location and finished surface levels of any cut and/or fill;</li> <li>vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>vii) provide details of any areas where surplus soils are to be stockpiled;</li> <li>viii) detail protection measures to: <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> <li>ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
16.	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – Concrete Structures);</li> </ul>	<p>a) Prior to commencing earthworks</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <li>iii) located and designed generally in accordance with the approved plans and documents .</li> <li>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
<b>17.</b>	<b>Groundwater Management Strategy</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: <ul style="list-style-type: none"> <li>i) strategies for managing groundwater during all works phases;</li> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012;</li> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); and</li> <li>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>.</li> </ul> </li> <li>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing work</li> <li>b) During construction</li> </ul>
<b>18.</b>	<b>Shoring</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: <ul style="list-style-type: none"> <li>i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ol style="list-style-type: none"> <li>1. <i>AS1726 Geotechnical Site Investigation</i>;</li> <li>2. <i>AS2159 Piling - Design and Installation</i>;</li> <li>3. <i>AS4678 Earth Retaining Structures</i>;</li> </ol> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing work</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including:           <ul style="list-style-type: none"> <li>1. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>2. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> </ul> </li> <li>iii) analysis of groundwater hydrology, including:           <ul style="list-style-type: none"> <li>1. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>3. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</li> </ul> </li> <li>iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:           <ul style="list-style-type: none"> <li>1. a dilapidation survey of buildings located within 20m of works;</li> <li>2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated;</li> </ul> </li> <li>v) assessments of construction methodology impacts, including:           <ul style="list-style-type: none"> <li>1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</li> <li>3. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</li> <li>6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</li> </ul> </li> </ul>	

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</li> <li>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</li> </ul>	b) During construction
19.	<p><b>Excavation and Basement Design</b></p> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, including: <ul style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) consistency with: <ol style="list-style-type: none"> <li>1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>;</li> <li>2. the Geotechnical Shoring and Design Report submitted under Condition 18 of this approval; and</li> <li>3. the Structural Monitoring and Vibration Report submitted under Condition 13 of this approval,</li> </ol> </li> <li>iii) locations of cut and fill, and the character of material;</li> <li>iv) quantity of fill to be deposited;</li> <li>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under Condition 9 of this approval; and</li> <li>ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</li> </ul> </li> <li>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</li> <li>c) Submit to EDQ IS RPEQ: <ul style="list-style-type: none"> <li>i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ul> </li> </ul> <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<ul style="list-style-type: none"> <li>a) Prior to commencing work</li> <li>b) During construction</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
20.	<p><b>Roadworks</b></p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans and documents. The roadworks are limited to:</p> <ul style="list-style-type: none"> <li>i) Any alterations to loading bay in Currawong Street;</li> <li>ii) Construction of a 1.5m wide footpath on the Park Road and Villa Street frontage and associated turf and street trees at 5m centres;</li> <li>iii) Completion of the Currawong Street footpath and associated turf and street trees at 5.0m centres.</li> </ul> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
21.	<p><b>Vehicle Access</b></p> <p>Construct a vehicle crossover:</p> <p>a) located generally in accordance with the approved plans; and</p> <p>b) designed generally in accordance with Brisbane City Council adopted standards.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
22.	<p><b>Car Parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
23.	<p><b>Water Connection</b></p> <p>Provide one (1) connection to the approved development from the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	<p><b>Sewer Connection</b></p> <p>Provide one (1) connection to the approved development from the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
25.	<p><b>Stormwater Connection</b></p> <p>Provide one (1) connection from the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</p> <p>b) generally in accordance with Council's current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	<p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity, and</i></p> <p>ii) Approved plans and documents.</p>	<p>a) Prior to commencement of stormwater works</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	b) Construct stormwater 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
27.	<p><b>Electricity</b></p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply via one (1) connection to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
28.	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development via one (1) connection point.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
29.	<p><b>Broadband</b></p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development, via one (1) connection point can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>30.</b>	<p><b>Streetscape Works</b></p> <p>a) Submit to EDQ IS detailed streetscape works drawings, certified by an AILA, 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 works are limited to:</p> <p>i) Construction of a 1.5m wide footpath on the Park Road and Villa Street frontage of the site, as well as the completion of the Currawong Street footpath, and associated turf and street trees at 5.0m centres.</p> <p>The certified drawings are to include, where relevant:</p> <p>ii) location and type of street lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>;</p> <p>iii) footpath treatments;</p> <p>iv) location and specifications of streetscape furniture;</p> <p>v) location and size of stormwater treatment devices; and</p> <p>vi) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</p> <p>b) Construct streetscape works generally in accordance with the streetscape plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<b>31.</b>	<p><b>Refuse Collection</b></p> <p>Implement the refuse collection arrangements generally in accordance with the approved plans and documents.</p>	At all times following commencement of use

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
32.	<p><b>Acoustic Treatments</b></p> <p>a) Construct the approved development to include the acoustic treatments specified in the approved plans and documents.</p> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
33.	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
<b>Infrastructure Contributions</b>		
34.	<p><b>Infrastructure Charges</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is 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.</p>	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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**\*\* End of Package \*\***