



## Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1640

25 September 2025

Nirimba by Vantage Pty Ltd  
C/- Murray and Associates (Qld) Pty Ltd  
Att: Mr Blake Bell  
PO Box 246  
NAMBOUR QLD 4560

Email: [bwbell@mursurv.com](mailto:bwbell@mursurv.com); [nambour@mursurv.com](mailto:nambour@mursurv.com)

Dear Mr Bell

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

**PDA Development Application DEV2025/1640 for Development Permit for Material Change of Use for Multiple Residential (24 Dwellings) and Reconfiguring a Lot (Community Titles Scheme) at Park Avenue, Nirimba described as Lot 8014 on SP353719**

On 25 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 Ms Jennifer Davison, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at [Jennifer.davison@edq.qld.gov.au](mailto:Jennifer.davison@edq.qld.gov.au) who will assist.

Yours sincerely

Jeanine Stone  
**Project Director**  
**Development Assessment**  
**Economic Development Queensland**



# PDA Decision Notice

| Site information                        |                      |                  |
|-----------------------------------------|----------------------|------------------|
| Name of priority development area (PDA) | Caloundra South PDA  |                  |
| Site address                            | Park Avenue, Nirimba |                  |
| Lot on plan description                 | Lot number           | Plan description |
|                                         | Lot 8014             | SP353719         |

| PDA development application details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV reference number                | DEV2025/1640                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 'Properly made' date                | 17 June 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               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |
| Proposed development                | Material Change of Use for Multiple Residential (24 Dwellings) and Reconfiguring a Lot (Community Titles Scheme)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| PDA development approval details |                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ             | The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice. |
| Decision date                    | 25 September 2025                                                                                                                                                        |
| Currency period                  | 6 years from the date of the decision                                                                                                                                    |

| Assessment Team |                                 |
|-----------------|---------------------------------|
| Manager         | Jennifer Sneesby, Manager       |
| Engineer        | Jason Marshal, Engineer         |
| Delegate        | Jeanine Stone, Project 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.                           | Architectural Plans, prepared by OGE Architects                           | Job 25013 Issue C | 4/09/2025                                   |
| 2.                           | <ul style="list-style-type: none"> <li>Location</li> </ul>                | DA_1.06 C         | 4/09/2025                                   |
| 3.                           | <ul style="list-style-type: none"> <li>Design Principles</li> </ul>       | DA_1.07 C         | 4/09/2025                                   |
| 4.                           | <ul style="list-style-type: none"> <li>Design Principles</li> </ul>       | DA_1.08 C         | 4/09/2025                                   |
| 5.                           | <ul style="list-style-type: none"> <li>Materiality</li> </ul>             | DA_1.09 C         | 4/09/2025                                   |
| 6.                           | <ul style="list-style-type: none"> <li>Unit Types</li> </ul>              | DA_1.10 C         | 4/09/2025                                   |
| 7.                           | <ul style="list-style-type: none"> <li>Planning</li> </ul>                | DA_1.11 C         | 4/09/2025                                   |
| 8.                           | <ul style="list-style-type: none"> <li>Planning</li> </ul>                | DA_1.12 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 9.                           | <ul style="list-style-type: none"> <li>Ground Floor</li> </ul>            | DA_2.02 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 10.                          | <ul style="list-style-type: none"> <li>Level 01</li> </ul>                | DA_2.03 C         | 4/09/2025                                   |
| 11.                          | <ul style="list-style-type: none"> <li>Roof Level</li> </ul>              | DA_2.04 C         | 4/09/2025                                   |
| 12.                          | <ul style="list-style-type: none"> <li>Unit Type A</li> </ul>             | DA_2.05 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 13.                          | <ul style="list-style-type: none"> <li>Type B (Corner Unit)</li> </ul>    | DA_2.06 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 14.                          | <ul style="list-style-type: none"> <li>Overall Elevations</li> </ul>      | DA_3.02 C         | 4/09/2025                                   |
| 15.                          | <ul style="list-style-type: none"> <li>Overall Elevations</li> </ul>      | DA_3.03 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 16.                          | <ul style="list-style-type: none"> <li>Building A - Elevations</li> </ul> | DA_3.04 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 17.                          | <ul style="list-style-type: none"> <li>Building A - Elevations</li> </ul> | DA_3.05 C         | 4/09/2025                                   |
| 18.                          | <ul style="list-style-type: none"> <li>Building B - Elevations</li> </ul> | DA_3.06 C         | 4/09/2025                                   |
| 19.                          | <ul style="list-style-type: none"> <li>Building C - Elevations</li> </ul> | DA_3.07 C         | 4/09/2025 and as amended in red on 10/09/25 |
| 20.                          | <ul style="list-style-type: none"> <li>Sections</li> </ul>                | DA_3.08.01 C      | 4/09/2025                                   |
| 21.                          | <ul style="list-style-type: none"> <li>Fence Details</li> </ul>           | DA_3.08.02 C      | 4/09/2025 and as amended in red on 10/09/25 |

|     |                                                                                                                         |                    |                                                |
|-----|-------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------|
| 22. | <ul style="list-style-type: none"> <li>Facade Types</li> </ul>                                                          | DA_3.08.03 C       | 4/09/2025 and as amended in red on 10/09/25    |
| 23. | Plan of Subdivision (Proposed Community Title Scheme over Lot 8014 on SP353719), prepared by Nirimba by Vantage Pty Ltd | N/A                | 29/05/2025 and as amended in red on 10/09/25   |
| 24. | Landscape Concept Plans, prepared by Element Design Landscape Architecture                                              | ED 25136           | 03/06/25 and as amended in red on 15/09/25     |
| 25. | <ul style="list-style-type: none"> <li>Planting Plan</li> </ul>                                                         | L-000 Issue E      | 03/06/2025 and as amended in red on 10/09/25   |
| 26. | <ul style="list-style-type: none"> <li>Planting Plan</li> </ul>                                                         | L-201 Issue E      | 03/06/2025 and as amended in red on 10/09/25   |
| 27. | <ul style="list-style-type: none"> <li>Planting Plan</li> </ul>                                                         | L-202 Issue E      | 03/06/2025 and as amended in red on 10/09/25   |
| 28. | <ul style="list-style-type: none"> <li>Details Plan</li> </ul>                                                          | L-401 Issue E      | 03/06/2025                                     |
| 29. | <ul style="list-style-type: none"> <li>Plant Schedule</li> </ul>                                                        | L-701 Issue E      | 03/06/2025                                     |
| 30. | <ul style="list-style-type: none"> <li>Specification</li> </ul>                                                         | L-801 Issue E      | 03/06/2025                                     |
| 31. | Sustainability Report, prepared by OGE Group Architects                                                                 | Project No: 250    | 30/05/2025 and as amended in red on 10/09/25   |
| 32. | Letter - Nirimba by Vantage prepared by Thomas McNichol Lawyers                                                         | PHM:HB:250433      | 27/05/2025                                     |
| 33. | Stormwater Management Plan, prepared by Westera Partners Pty Ltd                                                        | S25-060 Revision B | 29/05/2025                                     |
| 34. | Engineering Services Report, prepared by Westera Partners Pty Ltd                                                       | S25-060 Revision B | 29/05/2025                                     |
| 35. | Civil Engineering Plans, prepared by Westera Partners Pty Ltd                                                           | S25-060-G01        |                                                |
| 36. | <ul style="list-style-type: none"> <li>Cover Sheet</li> </ul>                                                           | S25-060-G01 Rev A  | 01/05/2025                                     |
| 37. | <ul style="list-style-type: none"> <li>Civil Notes and Legend</li> </ul>                                                | S25-060-C01 Rev A  | 01/05/2025                                     |
| 38. | <ul style="list-style-type: none"> <li>Site Plan</li> </ul>                                                             | S25-060-C02 Rev C  | 28/05/2025                                     |
| 39. | <ul style="list-style-type: none"> <li>Civil Works Plan 01 of 02</li> </ul>                                             | S25-060-C03 Rev D  | 13/08/2025 and as amended in red on 10/09/2025 |
| 40. | <ul style="list-style-type: none"> <li>Civil Works Plan 02 of 02</li> </ul>                                             | S25-060-C04 Rev C  | 13/08/2025 and as amended in red on 10/09/2025 |
| 41. | <ul style="list-style-type: none"> <li>Pavement and Joining Plan</li> </ul>                                             | S25-060-C05 Rev D  | 13/08/2025                                     |
| 42. | <ul style="list-style-type: none"> <li>Pavement and Joining Plan Details</li> </ul>                                     | S25-060-C06 Rev A  | 01/05/2025                                     |

|                             |                                                          |                     |                                  |
|-----------------------------|----------------------------------------------------------|---------------------|----------------------------------|
| 43.                         | • Signs and Linemarking Plan                             | S25-060-C07 Rev D   | 13/08/2025 and as amended in red |
| 44.                         | • Earthworks Site Plan                                   | S25-060-E01 Rev D   | 13/08/2025                       |
| 45.                         | • Earthworks Plan 01 of 02                               | S25-060-E02 Rev D   | 13/08/2025                       |
| 46.                         | • Earthworks Plan 02 of 02                               | S25-060-E03 Rev D   | 13/08/2025                       |
| 47.                         | • Earthworks Sections                                    | S25-060-E04 Rev C   | 13/08/2025 and as amended in red |
| 48.                         | • Earthworks Erosion and Sediment Control Plan           | S25-060-ESC01 Rev D | 13/08/2025                       |
| 49.                         | • Earthworks Erosion and Sediment Control Details        | S25-060-ESC02 Rev A | 01/05/2025                       |
| 50.                         | • Earthworks Erosion and Sediment Control Notes          | S25-060-ESC03 Rev A | 01/05/2025                       |
| <b>Supporting Documents</b> |                                                          | <b>Number</b>       | <b>Date</b>                      |
| 51.                         | Waste Management Plan, prepared by Murray and Associates | N/A                 | 04/06/25                         |

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

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

**BFP** means Building Format Plan.

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

**COS** means Communal Open Space.

**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*.

**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*.

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

**PDA** means Priority Development Area.

**POS** means Private Open Space.

**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.

<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.

- 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.

### 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

#### Reconfiguring a Lot

| No. | Condition                                                                                                                                                                                                                                                                                                                                                                | Timing                            |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1.  | <b>Carry out the Approved Development</b><br><br>Carry out and 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.                                                                                                           | Prior to survey plan endorsement. |
| 2.  | <b>Notify Potential / Future Property Owners</b><br><br>At the time of purchase, potential and future property owners are to be advised that the dwelling on site be built in accordance with the approved architectural plans.                                                                                                                                          | As indicated.                     |
| 3.  | <b>Future Built Form</b><br><br>a) All lots shown on the approved subdivision plan are subject to the built form / architectural outcomes on the approved architectural plans.<br><br>b) Compliance with the built form outcomes demonstrated on the approved plans and any updated plans required by the Material Change of Use conditions must be a requirement of the | At all times.                     |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                   |                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                            | Community Management Statement.                                                                                                                                                                                                                                                   |                                                                                   |
| 4.                         | <b>Lot Requirements</b><br><br>Each lot is subject to the Sale Contract Conditions and Community Management Statement provisions contained in the Thompson McNichol letter dated 27 May 2025.                                                                                     | At all times.                                                                     |
| Material Change of Use     |                                                                                                                                                                                                                                                                                   |                                                                                   |
| No.                        | Condition                                                                                                                                                                                                                                                                         | Timing                                                                            |
| 1.                         | <b>Commencement of Use</b><br><br>All common property (including landscaped areas, COS areas, communal carparking and driveways) as shown on the approved plans is constructed prior to commencement of use.                                                                      | As indicated.                                                                     |
| 2.                         | <b>Construction Timeframe</b><br><br>The construction of each townhouse group (i.e. 101-111; 201-207; 301-306) is to occur concurrently. The development is not staged, and all conditions must be complied with prior to commencement of use of any unit.                        | As indicated.                                                                     |
| 3.                         | <b>Carry out the Approved Development</b><br><br>Carry out and 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.                    | Prior to commencement of use.                                                     |
| 4.                         | <b>Garage Door Width</b><br><br>Design and construct all dwellings with minimum 2.7m wide garage door width.                                                                                                                                                                      | Prior to commencement of use.                                                     |
| Construction Management    |                                                                                                                                                                                                                                                                                   |                                                                                   |
| 5.                         | <b>Hours of Work – Construction</b><br><br>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.                                    |
| 6.                         | <b>Out of Hours Work – Compliance Assessment</b><br><br>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>3</sup> . | Minimum of 10 business days prior to proposed out of hours work commencement date |

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

## PDA Development Conditions

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|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 7. | <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> <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>a) Prior to the commencement of work.</p> <p>b) During construction.</p> <p>c) During construction.</p> |
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## PDA Development Conditions

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|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 8.  | <b>Erosion and Sediment Management</b> <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 the commencement of work.</p> <p>b) During construction.</p> |
| 9.  | <b>Traffic Management Plan</b> <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 commencement of work.</p> <p>b) During construction.</p>     |
| 10. | <b>Retaining Walls</b> <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. <i>AS3600 – Concrete Structures</i>);</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>a) Prior to commencing earthworks</p>                                    |

## PDA Development Conditions

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                 |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                             | <p>iii) located and designed generally in accordance with the approved plans.</p> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p> | <p>b) Prior to commencement of use.</p> <p>c) Prior to commencement of use.</p> |
| <b>11. Vehicle Access</b>   | <p>a) Construct a vehicle crossover:</p> <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with Council's adopted standards.</li> </ul> <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>                                                                   | <p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use.</p> |
| <b>12. Car Parking</b>      | <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.</p> <p>b) Prior to commencement of use.</p> |
| <b>13. Bicycle Parking</b>  | <p>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.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>                                                                                   | <p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use.</p> |
| <b>14. Water Connection</b> | <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater's current adopted standards.</p>                                                                                                                                                                                                                                                                                          | <p>Prior to commencement of use.</p>                                            |
| <b>15. Sewer Connection</b> | <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.</p>                                                                                                                                                                                                                                                                                          | <p>Prior to commencement of use.</p>                                            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>16.</b>                 | <b>Stormwater Connection</b><br><br>Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and generally in accordance with Council's current adopted standards.                                                                                                                                                                                                                                 | Prior to commencement of use.                                                                   |
| <b>17.</b>                 | <b>Electricity</b><br><br>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.<br><br>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.                                                                                                                                                                                                          | a) Prior to commencement of use.<br><br>b) Prior to commencement of use.                        |
| <b>18.</b>                 | <b>Telecommunications</b><br><br>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.<br><br>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.                                                                                                                             | a) Prior to commencement of use.<br><br>b) Prior to commencement of use.                        |
| <b>19.</b>                 | <b>Broadband</b><br><br>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> .<br><br>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.<br><br>b) Prior to commencement of use.                        |
| <b>20.</b>                 | <b>Landscape Works</b><br><br>a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be prepared generally in accordance with plans updated under this approval and consistent with the approved Landscape Concept Plans.<br><br>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.<br><br>b) Prior to commencement of use. |

| <b>PDA Development Conditions</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>21. Deep Planting</b>                           | <ul style="list-style-type: none"> <li>a) Deep planting must be provided in the areas shown on the approved Architectural Plans, prepared by OGE Architects (as amended in red) and must: <ul style="list-style-type: none"> <li>i) include trees with a minimum pot size of 45 liters at the time of planting, comprising subtropical species suited to the local climate and capable of strong long-term performance.</li> <li>ii) be located in areas free from underground and overhead services to allow for unrestricted root and canopy growth.</li> <li>iii) ensure adequate spacing from built form and infrastructure, to support healthy canopy development at maturity.</li> </ul> </li> <li>b) All trees are to be maintained in good health for the life of the development, with any dead, diseased or damaged specimens replaced with trees of similar species and size within 2 months of removal.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of use.</li> <li>b) At all times following commencement of use.</li> </ul>                                           |
| <b>22. Refuse Collection</b>                       | <ul style="list-style-type: none"> <li>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</li> <li>b) Implement the refuse collection arrangements submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>a) Prior to commencement of use.</li> <li>b) At all times following commencement of use.</li> </ul>                                           |
| <b>23. Bin Enclosure</b>                           | <ul style="list-style-type: none"> <li>a) The bin enclosure is to be redesigned and constructed to: <ul style="list-style-type: none"> <li>i) be rotated to face away from the COS (not accessed through COS);</li> <li>ii) be fully enclosed and pest-proof; and</li> <li>iii) incorporate measures to effectively contain odours and mitigate potential amenity impacts.</li> </ul> </li> <li>b) The bin enclosure must be maintained in accordance with these requirements for the life of the development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>a) Prior to the commencement of use.</li> <li>b) At all times following commencement of use.</li> </ul>                                       |
| <b>24. Acoustic Report – Compliance Assessment</b> | <ul style="list-style-type: none"> <li>a) Submit to EDQ DA, for Compliance Assessment, an Acoustic Report, certified by a suitably qualified person, for all dwellings proposed for the site.</li> <li>b) Construct the approved development to include the acoustic treatments specified in the EDQ endorsed report in part a) of this condition.</li> <li>c) Submit to EDQ DA evidence that the requirements of part b) of this condition have been met.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>a) Prior to the commencement of building work.</li> <li>b) Prior to commencement of use.</li> <li>c) Prior to commencement of use.</li> </ul> |

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                        |                                  |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>25.</b>                        | <b>Sustainability and Efficiency</b>                                                                                                                                                                   |                                  |
|                                   | a) Construct the approved development generally in accordance with the Sustainability Report prepared by OGE Group Architects.                                                                         | a) Prior to commencement of use. |
|                                   | b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.                                                                                                         | b) Prior to commencement of use. |
| <b>Infrastructure Charges</b>     |                                                                                                                                                                                                        |                                  |
| <b>26.</b>                        | <b>Sub-Regional (Water and Sewer) Charge</b>                                                                                                                                                           |                                  |
|                                   | In lieu of paying the sub-regional (water and sewer) infrastructure charges, provide the MEDQ a copy of the Payment Certificate in accordance with clause W25.8 of the Water Infrastructure Agreement. | Prior to commencement of use     |

### **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 \*\***