



15 October 2025

Leg Constructions
C/- Plan A Town Planning
Att: Mr Oscar Delaney
PO Box 13
FORTITUDE VALLEY QLD 4006

Email: planning@planatp.com.au

Dear Mr Delaney

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Multiple Dwellings (62 units) at 3 Moores Road, Redland Bay
described as Lot 100 on SP309514

On 15 October 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

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

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek PDA	
Site address	3 Moores Road, Redland Bay	
Lot on plan description	Lot number	Plan description
	100	SP309514
PDA development application details		
DEV reference number	DEV2020/1093/2	
'Properly made' date	30 January 2025	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Material Change of Use – Multiple Dwellings (62 units)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Material Change of Use – Multiple Dwellings The change to approval dated 15 October 2025 includes the following changes: • Minor increase in building footprint for buildings 2 - 5 • Minor redesign to floor layout for buildings 2 - 5 • Additional ramp and basement redesign • Update consistency in terminology from TS to IS.	
Original Decision date	18 December 2020	
Change to approval date	15 October 2025	
Currency period	6 years from the original decision date	

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Julie-Anne Dawson
Engineer	Ava Jalali, Senior Engineer
Director	Brandon Bouda, A/Director
Delegate	Local Representative Council

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
Architectural Plans prepared by JWA Mitchell Designs			
1.	Existing site plan	23017 – SW020 – Issue H	08/09/2025
2.	Site plan	23017 – SW021 – Issue H	08/09/2025
3.	Part site plan as amended in red 25 September 2025	23017 – SW022 – Issue H	08/09/2025
4.	Part site plan	23017 – SW023 – Issue H	08/09/2025
5.	Building 2 basement plan	23017 – B2W100 – Issue K	08/09/2025
6.	Building 3 basement plan	23017 – B3W100 – Issue F	10/04/2025
7.	Building 4 basement plan	23017 – B4W100 – Issue C	10/04/2025
8.	Building 2 Door & Window Schedules	23017 – B2W002 – Issue C	28/08/2024
9.	Building 2 Ground Floor Plan	23017 – B2W101 – Issue H	18/12/2024
10.	Building 2 First Floor Plan	23017 – B2W102 – Issue G	18/12/2024
11.	Building 2 - Second Floor Plan	23017 – B2W103 – Issue H	18/12/2024
12.	Building 2 - FLR Floor Plans	23017 – B2W121 – Issue B	10/06/2024
13.	Building 2 – Ground Floor Reflected Ceiling Plan	23017 – B2W132 – Issue B	11/12/2024
14.	Building 2 – First Floor Reflected Ceiling Plan	23017 – B2W133 – Issue C	11/12/2024
15.	Building 2 – Second Floor Reflected Ceiling Plan	23017 – B2W134 – Issue C	11/12/2024
16.	Building 2 - Roof Plan	23017 – B2W141 – Issue A	21/12/2023
17.	Building 2 - Elevations	23017 – B2W201 – Issue D	10/05/2024
18.	Building 2 - Elevations	23017 – B2W202 – Issue F	28/08/2024
19.	Building 2 Section B2A	23017 – B2W301 – Issue B	11/12/2024
20.	Building 2 Section B2B	23017 – B2W302 – Issue C	18/12/2024
21.	Building 2 Section B2C	23017 – B2W303 – Issue C	18/12/2024
22.	Building 3 Door & Window Schedules	23017 – B3W002 – Issue H	08/09/2025
23.	Building 3 Ground Floor Plan	23017 – B3W101 – Issue H	08/09/2025
24.	Building 3 First Floor Plan	23017 – B3W102 – Issue H	08/09/2025

25.	Building 3 Second Floor Plan	23017 – B3W103 – Issue H	08/09/2025
26.	Building 3 FLR Floor Plans as amended in red 22 September 2025	23017 – B3W121 – Issue H	08/09/2025
27.	Building 3 Ground Floor Reflected Ceiling Plan	23017 – B3W132 – Issue H	08/09/2025
28.	Building 3 First Floor Reflected Ceiling Plan	23017 – B3W133 – Issue H	08/09/2025
29.	Building 3 Second Floor Reflected Ceiling Plan	23017 – B3W134 – Issue H	08/09/2025
30.	Building 3 Roof Plan	23017 – B3W141 – Issue H	08/09/2025
31.	Building 3 Elevations as amended in red 22 September 2025	23017 – B3W201 – Issue H	08/09/2025
32.	Building 3 Elevations as amended in red 22 September 2025	23017 – B3W202 – Issue H	08/09/2025
33.	Building 3 Section B3A as amended in red 22 September 2025	23017 – B3W301 – Issue H	08/09/2025
34.	Building 3 Section B3B as amended in red 22 September 2025	23017 – B3W302 – Issue H	08/09/2025
35.	Building 3 Section B3C as amended in red 22 September 2025	23017 – B3W303 – Issue H	08/09/2025
36.	Building 3 Section B3D as amended in red 22 September 2025	23017 – B3W304 – Issue H	08/09/2025
37.	Building 4 Door & Window Schedules	23017 – B4W002 – Issue B	18/12/2024
38.	Building 4 Ground Floor Plan	23017 – B4W101 – Issue E	10/04/2025
39.	Building 4 First Floor Plan	23017 – B4W102 – Issue D	18/12/2024
40.	Building 4 Second Floor Plan	23017 – B4W103 – Issue D	18/12/2024
41.	Building 4 FLR Floor Plan as amended in red 22 September 2025	23017 – B4W121 – Issue A	18/12/2024
42.	Building 4 Ground Floor Reflected Ceiling Plan	23017 – B4W132 – Issue C	18/12/2024
43.	Building 4 First Floor Reflected Ceiling Plan	23017 – B4W133 – Issue D	18/12/2024
44.	Building 4 Second Floor Reflected Ceiling Plan	23017 – B4W134 – Issue D	18/12/2024
45.	Building 4 Roof Plan	23017 – B4W141 – Issue B	25/11/2024
46.	Building 4 Elevations as amended in red 22 September 2025	23017 – B4W201 – Issue B	05/12/2024
47.	Building 4 Elevations as amended in red 22 September 2025	23017 – B4W202 – Issue B	05/12/2024
48.	Building 4 Section B4A as amended in red 22 September 2025	23017 – B4W301 – Issue B	05/12/2024
49.	Building 4 Section B4B as amended in red 22 September 2025	23017 – B4W302 – Issue B	05/12/2024
50.	Building 4 Section B4C as amended in red 22 September 2025	23017 – B4W303 – Issue B	05/12/2024
51.	Building 5 Door & Window Schedules	23017 – B5W002 – Issue A	15/08/2024
52.	Building 5 Ground Floor Plan	23017 – B5W101 – Issue B	01/11/2024

53.	Building 5 First Floor Plan	23017 – B5W102 – Issue A	15/08/2024
54.	Building 5 Roof Plan	23017 – B5W141 – Issue A	15/08/2024
55.	Building 5 Elevations	23017 – B5W201 – Issue A	15/08/2024
56.	Building 5 Cross Sections	23017 – B5W301 – Issue A	15/08/2024
57.	Building 5 – Cross Sections	23017 – B5W302 – Issue A	15/08/2024
Supporting Document			
1.	Traffic Response, prepared by PTT Traffic and Transport Engineering	N/A	26/06/2025
2.	Traffic Engineering Assessment, prepared by PTT Traffic and Transport Engineering	N/A	30/07/2020
Plans and documents previously approved on 18 December 2020		Number	Date
1.	Building 1	DA.05 issue B	June 2020
2.	Streetscape and Sections	DA.13 issue B	June 2020
3.	Design Features Details	DA.14 issue B	June 2020
4.	Landscape concept plan – Bldg 1 / 2	LCP-1 Rev C	05/09/2020
5.	Landscape concept plan – Bldg 3 / 4	LCP-2 Rev C	05/09/2020
6.	Landscape concept plan – Bldg 4 / 5	LCP-3 Rev C	05/09/2020
7.	Landscape concept - Plant Schedule	LCP-4 Rev C	05/09/2020
8.	Landscape Finishes, notes	LCP-5 Rev C	05/09/2020
9.	Erosion & Sediment Control Management plan & details	Q19-323-C01 Rev A	04/06/2020
10.	Earthworks Plan	Q19-323-C02 Rev A	04/06/2020
11.	Earthworks details	Q19-323-C03 Rev B	18/11/2020
12.	Stormwater Drainage Layout Plan	Q19-323-C04 Rev B	18/11/2020
13.	Stormwater Drainage Long Sections	Q19-323-C05 Rev A	04/06/2020
14.	Sewer Connection layout plan	Q19-323-C06 Rev B	18/11/2020
15.	Water Supply layout plan	Q19-323-C07 Rev B	18/11/2020
16.	Driveway / Pathway & Carpark layout plan	Q19-323-C08 Rev C	18/11/2020
17.	Site Plan – Staging & Details	Q19-323-C10 Rev A	04/06/2020
18.	Acid Sulfate Soil Investigation	1-22520	18/05/2020
19.	Site Based Stormwater Management Plan	Q19323	11/06/2020

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.

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

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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

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

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

Submitting Documentation to EDQ

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

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

PDA Development Conditions

No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use of each stage, or endorsement of the BFP, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
Planning and Urban Design		
3.	Accessible housing Submit to EDQ DA evidence that the approved development delivers a minimum of six accessible units, generally in accordance with the approved plans. <i>NOTE: copies of building work floor plans and an accompanying statement are considered evidence.</i>	Prior to commencement of use of each stage, or endorsement of the BFP, whichever occurs first
4.	Window treatments (public realm and overlooking) a) Windows shall be fitted with external privacy screens to a minimum height of 1800mm, measured from floor level, as follows: i) Southern elevation of building 1 (levels 1 and 2); ii) Northern elevation of building 5 (levels 1 and 2). b) Windows adjoining Moores Road car park shall be fitted with external screens and sunhoods, as follows: i) Western elevation of building 2 (levels 1, 2 and 3); ii) North-western elevation of building 3 (levels 1,2 and 3); iii) North-western elevation of building 4 (levels 1,2 and 3).	Prior to commencement of use of each stage
5.	Window treatments (privacy) For window located less than 9m from another building face containing windows, those windows shall be treated through the installation of: a) Sill heights at a minimum height of 1.5m above floor level	Prior to commencement of use of each stage, or endorsement of the BFP, whichever occurs first

PDA Development Conditions		
No	Condition	Timing
	b) Fixed opaque glazing in any part of a window below 1.5m above floor level	
5A	Materials and Finishes a) Submit to EDQ DA, details of the building facade materials colours and finishes generally consistent with the approved plans including the roof, external walls, balconies, entry structures and pergola's. b) Construct the development in accordance with the plans submitted under part a) of the condition.	a) Prior to commencing building work for each stage b) Prior to commencement of use
6.	Bin enclosures Provide a roof structure over each bin enclosure that has no more than 25% of the total roof area open to the sky.	Prior to commencement of use for each stage
7.	Clothes Drying Facilities Provide evidence in the Community Management Statement that balconies shall not be used as clothes drying areas.	Prior to the endorsement of the BFP for stage 1, and ongoing
8.	Minimum Habitable Floor Level Provide evidence that the minimum habitable floor level is at least: a) RL3.52m AHD for buildings 1 and 5; and b) RL4.22 AHD for buildings 2, 3 and 4.	Prior to the endorsement of the BFP for each stage
Sustainability		
9.	Sustainable Energy Rating Submit to EDQ IS evidence that the approved development has been constructed to achieve a NatHERS (Nationwide House Energy Rating Scheme) energy rating of at least 5 stars for individual units and an average of at least 6 stars across all units in the buildings.	Prior to commencement of use for each stage, or endorsement of BFP, whichever occurs first
10.	Harvesting and Re-use For each stage of the development, submit to EDQ DA, evidence of: a) An energy harvesting system (ie wind, solar etc) with the capacity to meet the ongoing costs of powering the common areas of each stage of the development (lights, lifts, pool filtration etc). b) A rainwater harvesting system capable of capturing rainwater runoff for re-use on the site for irrigation of landscaping	Prior to commencement of use for each stage, or endorsement of BFP, whichever occurs first
11.	Electric Vehicle Charging a) Provide a minimum of two electric vehicle charging stations for the development, with each charging station located within a dedicated parking bay.	Prior to the commencement of use for Stage 2, or endorsement of BFP, whichever occurs first

PDA Development Conditions		
No	Condition	Timing
	b) Provide updated plans showing the location of the electric vehicle charging stations with the certification. c) Submit to EDQ IS evidence from a suitably qualified professional that the requirements of parts a) and b) of this condition have been met.	
Parking, Access, Servicing		
12.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – Parking Facilities and the following report/plans: i) Supporting plan Traffic response prepared by PTT dated 25 June 2025; and ii) approved basement plans. b) Submit to EDQ IS, certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.	Prior to the commencement of use for Stage 2, or endorsement of BFP, whichever occurs first
13.	Tandem spaces Tandem car parking spaces shall be allocated to the same unit	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
14.	Bicycle parking Construct, sign and delineate resident and visitor bicycle parking facilities generally in accordance with <i>AS2890.3 – 1993 Bicycle Parking Facilities</i> as follows: a) a minimum of 16 resident bike parking spaces in the basement area; and b) a minimum of four bike parking spaces for visitors, to be provided at ground level, located either near the entrance/s to buildings 2, 3 and/or 4, or in a conveniently accessible part of the common property.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Refuse Collection Submit to EDQ IS, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use or BFP endorsement, whichever occurs first
Streetscape, Landscape and Environment		
16.	Landscape Works a) Submit to EDQ IS, detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following:	a) Prior to building works application for stage 1

PDA Development Conditions		
No	Condition	Timing
	i) Landscape Concept Plan-BBDG 1/2 Revision C prepared by Mark Baldock Landscape Architect and dated 5/11/2020; and ii) Landscape Concept Plan-BBDG 3/4 Revision C prepared by Mark Baldock Landscape Architect and dated 5/11/2020; and iii) Landscape Concept Plan-BBDG 4/5 Revision C prepared by Mark Baldock Landscape Architect and dated 5/11/2020; and iv) Landscape Concept Plant Schedule Revision C prepared by Mark Baldock Landscape Architect and dated 5/11/2020; and v) Landscape Concept Finish & Notes Revision C prepared by Mark Baldock Landscape Architect and dated 5/11/2020; b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use of each stage, or endorsement of the BFP, whichever occurs first and then to be maintained
17.	Streetscape Works a) Submit to EDQ IS, detailed landscape plans for streetscape works, certified by an AILA registered Landscape Architect. The detailed streetscape plans are to include: i) footpath treatments; ii) details of infrastructure located in the verge; and iii) at least two street trees, including species, size (semi-advanced), spacing and location. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Provide 12 months maintenance to the street trees, from the date of written confirmation from EDQ IS that planting is satisfactory.	a) Prior to building works application for stage 1 b) Prior to commencement of use for stage 1 c) As specified
18.	Footpath reinstatement and extension Following construction of the driveway crossover, reinstate the footpath to match the width and profile of the existing path. The footpath must extend to the property boundaries of both adjoining lots (Lot 21 and Lot 9).	Prior to commencement of use
19.	Outdoor Lighting Outdoor lighting within the site, shall be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use for each stage and then to be maintained

[illegible]

PDA Development Conditions		
No	Condition	Timing
	iii) the compliance assessed and approved <i>Engineering Assessment Report, prepared by Neil McKenzie & Associates dated 11 June 2020.</i> iv) the compliance assessed and approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020.</i> b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	b) At all times during construction c) Prior to commencement of use for each stage
25.	Electricity Submit to EDQ IS written evidence from Energex confirming: a) that existing underground low-voltage electricity supply is available to the development; OR b) that the applicant has entered into an agreement to provide underground electricity services to the development.	Prior to commencement of site works for each stage
26.	Telecommunications 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 proposed development.	Prior to commencement of site works for each stage
27.	Broadband Submit to EDQ IS a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works for each stage
28.	Public Infrastructure – Damage, Repairs and Relocation a) All Works must not damage or compromise the function or performance of any existing public infrastructure. b) Notify, and obtain all necessary approvals from the relevant infrastructure provider where the development requires alterations to existing utility mains, services, Roads, bikeways and footpaths, or other installations prior to commencing works.	a) At all times during construction b) Prior to commencement of works

PDA Development Conditions		
No	Condition	Timing
	c) Repair any damage to existing public infrastructure that occurs during Works carried out in association with the Development, within or external to the site, in compliance with the relevant standards and infrastructure provider's requirements. Rectification works are to be completed no later than 20 business days after damage occurs during Works, unless otherwise agreed to in writing by the EDQ IS.	c) At all times
Engineering (Construction)		
29.	Appointment of the Project Coordinator a) The Development Proponent must appoint suitably qualified and insured persons to carry out project coordination, certification of works and of other matters required by conditions contained within this PDA development approval. The nominated project coordinator and certifiers must meet the following criteria: i. Project coordinator must have project management skills and demonstrated experience commensurate with the scale of the development. ii. Certifiers must have the required technical qualifications in the discipline being certified and demonstrated experience commensurate with the scale of the development. b) Submit to EDQ IS for acceptance the relevant qualifications and experience of the project coordinator and certifiers.	a) Prior to commencement of site works b) Prior to commencement of site works
30.	Construction Environmental Management Plan a) Submit to EDQ IS a site-based Construction Environmental Management Plan (CEMP), prepared by the principal site contractor, that manages the following: i) Noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii) Stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii) Vegetation management measures, including protective fencing and flagging of vegetation to be retained and to restrict construction related vehicles from damaging the root zones of retained vegetation; iv) Site Management Provisions including (where relevant) but not limited to the following: A. Provision for pedestrian management including alternative pedestrian routes, past or around the site; B. Location of and impacts on any local authority's assets on or external to the site;	a) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials including the location of any remote loading sites; E. Location of materials, structures, plant and equipment to be stored or placed on the construction site; F. Management of waste generated during the construction activities; G. How materials are to be loaded/unloaded and potential impacts on existing street trees; H. Location of proposed external hoardings and gantries (with clearances to street furniture and other footpath assets); I. Employee and visitor parking areas; J. Anticipated staging, programming; K. Provision for fire exit routes for other uses on the subject or adjoining sites; L. Allowable works times in accordance with those set by the Queensland Environmental Protection Policy (Noise) 2008. The CEMP is to include details of any construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work. b) Prior to submitting the CEMP under part a), the CEMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CEMP submitted under part a) of this condition, which is to be current and available on site at all times.	b) Prior to commencement of site works c) At all times during site works
31.	Groundwater Management Strategy a) Submit to EDQ IS a Site Condition Report, certified an RPEQ to include groundwater risk assessment. b) Where the Site Condition Report under part a) identifies a groundwater risk, submit to EDQ IS a Groundwater Management Strategy (GMS), certified by a RPEQ incorporating at a minimum: i) Strategies for managing groundwater during the staged works phases; ii) An assessment of the groundwater conditions to determine appropriate construction management procedures; iii) Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); and	a) & b) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	iv) Supporting information confirming the GMS was prepared with reference to the relevant documentation prepared in accordance with Condition 4. c) Undertake all works in accordance with the GMS certified under part b) of this condition.	c) At all times during construction
32.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following: i) Provision for the management of traffic around and through the site during and outside of construction work hours; ii) Provision of parking for workers and materials delivery during and outside of construction hours of work; iii) Risk identification, assessment and identification of mitigation measures; iv) Ongoing monitoring, management review and certified updates (as required); and v) Traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times. Advice Note – Traffic operational changes such as temporary and permanent lane modifications, footpath closures and alternative kerbside parking alterations, including bus zones, on roads adjoining the site will require separate approval from Council.	a) Prior to commencement of site works b) At all times during site works
33.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls and/or retention walls shall be designed for a design life of not less than 50 years. The design of the walls shall be in accordance with: i) AS4678 – 2002 Earth Retaining Structures and the relevant material standards; and ii) AS3600 – 2018 Concrete Structures. iii) Retaining walls are to be generally in accordance with PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ IS. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

PDA Development Conditions		
No	Condition	Timing
	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use for each stage, or endorsement of the BFP, whichever occurs first
34.	Filling and Excavation a) Submit to EDQ IS, detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the following plans: i) the compliance assessed and approved <i>Engineering Assessment Report, prepared by Neil McKenzie & Associates dated 11 June 2020.</i> ii) the compliance assessed and approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020.</i> The certified earthworks plans are to: iii) Include a geotechnical soils assessment of the site; iv) Be consistent with the Erosion and Sediment Control plans submitted under the Erosion and Sediment Management condition (condition 36); v) Provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) Provide full details of any areas where surplus soils are to be stockpiled. Provide full details of any areas where surplus soils are to be stockpiled; vii) Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and viii) Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use for each stage, or endorsement of the BFP, whichever occurs first
Environment		
35.	Acid Sulfate Soils Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020.</i>	At all times during construction

PDA Development Conditions		
No	Condition	Timing
36.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or a certified professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i) <i>Urban Stormwater Quality Planning Guidelines</i>, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii) <i>Best Practice Erosion and Sediment Control</i>, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). iii) the compliance assessed and approved <i>Engineering Assessment Report</i>, prepared by Neil McKenzie & Associates dated 11 June 2020. iv) the compliance assessed and approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020.</i> Given the proximity of the site to sensitive receiving waters, the ESCP is required to demonstrate how the works will: A. Limit clearing to only the area necessary to undertake construction works and shown in the plans; B. Minimise the extent and duration of soil and sediment disturbance; C. Minimise the use of machinery in the waterway; D. Minimise disturbance to the instream bed and banks (e.g. use of geofabric as a work base, or construction of a platform above the substrate); E. Ensure vegetation near waterways is cut no lower than ground level and leaves the root in the ground to aid in soil stabilisation; F. Minimise use of machinery to be no greater than the capacity required for the purpose; G. Control water movement through the site; H. Undertake clearing immediately before construction only; I. Ensure no areas of bare soil unless being actively worked; J. Use and maintain sediment barriers such as sediment fences, mulch berms, sediment socks and temporary silt screens and ensure these barriers are functional for the duration of the works; K. Ensure any stockpiles are not in overland flow paths; L. Use bunds to minimise runoff during construction; and b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during site works.

PDA Development Conditions		
No	Condition	Timing
37.	Disposal of Soil and Removed Vegetation Any soil created, or vegetation removed, as a result of this PDA development approval is: i) not to be disposed of on tidal lands or within waterways; and ii) is to be managed to prevent acid soil development.	At all times during site works
Surveying, land dedication and easements		
38.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use for each stage, or endorsement of the BFP, whichever occurs first
Infrastructure contributions		
39.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****