

Our ref: DEV2024/1545/7

18 November 2025

Honeycombes Developments Pty Ltd
Att: Mr Jay Lee
Email: jaylee@honeycombes.com

Dear Applicant

Changed Priority Development Area (PDA) Decision Notice
s.99 Economic Development Act 2012

PDA:	Oxley PDA
PDA Development Approval:	Development Permit for Material Change of Use for Multiple Dwelling (34 townhouses), Community Use (community centre), and Food and Drink Outlet (café)
Property Location:	10 Honeyeater Circuit Oxley
Property Description:	Lot 302 on SP326512

On 18 November 2025, pursuant to s.99 of the Economic Development Act 2012, Economic Development Queensland (EDQ) decided to approve **all** of the amendment application for the abovementioned PDA Development Approval subject to PDA development conditions, in accordance with the attached PDA Decision Notice.

The Changed PDA Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jennifer Davison on (07) 3452 7127 or by email at Jennifer.davison@edq.qld.gov.au

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland
cc. Brisbane City Council – Email: partnershipsteam@brisbane.qld.gov.au

Changed PDA Decision Notice

Site information

Name of Priority Development Area (PDA)	Oxley PDA	
Site address	10 Honeyeater Circuit Oxley	
Lot on plan description	Lot number	Plan description
	Lot 302	SP326512

PDA Development Approval details

DEV Reference No.	DEV2024/1545/7
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Multiple Dwelling (34 townhouses), Community Use (community centre), and Food and Drink Outlet (café)
Change to Approval Decision	<p>EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.</p> <p>The approval is for changes to the following:</p> <ul style="list-style-type: none"> Change 8 unit types from type C units to type B units.
Original decision date	10 December 2024
Change to Approval decision date	18 November 2025
Currency Period	6 years from the Original decision date

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name	Reference No.	Prepared By	Date
1. Architectural Package		Arqus Design	
• Site Plan - Ground Floor	A1-1-01 Issue Q	Arqus Design	29/02/24
• Site Plan - Level 1	A1-1-02 Issue N	Arqus Design	29/02/24
• Site Plan - Level 2	A1-1-03 Issue N	Arqus Design	29/02/24
• Site Plan – Roof	A1-1-04 Issue N	Arqus Design	29/02/24
• Overall Site Cover	A1-2-01 Issue I	Arqus Design	29/02/24
• GFA Schedule	A1-2-02 Issue I	Arqus Design	29/02/24
• Site Plan - Communal Open Space Excluding Community Centre	A1-2-03 Issue K	Arqus Design	29/02/24
• Site Plan - Private Open Space	A1-2-04 Issue K	Arqus Design	29/02/24
• Building Types Layout	A1-2-05 Issue I	Arqus Design	29/02/24
• Site Plan - Deep Planting	A1-2-06 Issue F	Arqus Design	14/10/24
• Building 2 - General Arrangement - Type B- Unit 5, 6 & 7 - Ground Floor	A5-1-01 Issue E	Arqus Design	12/03/24
• Building 2 - General Arrangement - Type B - Unit 5, 6 & 7 - Level 1	A5-1-02 Issue E	Arqus Design	12/03/24
• Arrangement - Type B - Unit 5, 6 & 7 - Roof Plan	A5-1-03 Issue E	Arqus Design	12/03/24
• Building 2 - Type B - Unit 5, 6 & 7 - Coloured Elevations	A5-2-03 Issue E	Arqus Design	12/03/24
• Building 2 - Type B-Unit 5, 6 & 7 - Coloured Elevations	A5-2-04 Issue E	Arqus Design	12/03/24

• Building 3 – General Arrangement - Type B - Unit 8 & 9 - Ground Floor	A6-1-01 Issue E	Arqus Design	12/03/24
• Building 3 – General Arrangement - Type B - Unit 8 & 9 - Level 1	A6-1-02 Issue E	Arqus Design	12/03/24
• Building 3 - Type B - Unit 8 & 9 - Coloured Elevations	A6-1-03 Issue E	Arqus Design	12/03/24
• Building 3 - Type B - Unit 8 & 9 - Coloured Elevations	A6-2-03 Issue E	Arqus Design	12/03/24
• Building 3 - Type B - Unit 8 & 9 - Coloured Elevations	A6-2-04 Issue E	Arqus Design	12/03/24
• Building 4 - General Arrangement - Type B - Unit 10, 11, 12 & 13 - Ground Floor	A7-1-01 Issue E	Arqus Design	12/03/24
• Building 4 - General Arrangement - Type B - Unit 10, 11, 12 & 13 - Level 1	A7-1-02 Issue F	Arqus Design	13/03/24
• Building 4 - Type B - Unit 10, 11, 12 & 13 - Coloured Elevations	A7-1-03 Issue E	Arqus Design	13/03/24
• Building 4 - Type B - Unit 10, 11, 12 & 13 - Coloured Elevations	A7-2-03 Issue E	Arqus Design	13/03/24
• Building 4 - Type B - Unit 10, 11, 12 & 13 - Coloured Elevations	A7-2-04 Issue E	Arqus Design	13/03/24

Plans and Documents previously approved on 16 September 2025		Reference No.	Prepared By	Date
1.	Architectural Plans (updated), prepared by Arqus Design:	Job number 23-0069	Arqus Design	
	• Community Centre – General Arrangement- Ground Floor and Roof Plan	A2-01-01 Revision I	Arqus Design	10/09/25
	• Community Centre – Areas	A2-02-12 Revision E	Arqus Design	10/09/25
	• Building 1 – General Arrangement - Type B – Unit 1, 2, 3 and 4 - Level 1	A4-1-02 Revision E	Arqus Design	05/08/25
	• Building 10 – Type A – Unit 27 & 28 – Level 1	A13-1-02 Revision E	Arqus Design	05/08/25

Plans and Documents previously approved on 10 December 2025		Reference No.	Prepared By	Date
1.	Architectural Plans, prepared by Arqus Design:	Job number 23-0069	Arqus Design	Amended to include updated Site Plan and Deep Planting
	• Cover Sheet	A0-0-01 Revision C	Arqus Design	23/08/2024
	• Site Design Considerations	A0-0-02 Revision C	Arqus Design	23/08/2024
	• Locality Plan	A0-0-03 Revision C	Arqus Design	23/08/2024
	• Streetscape Elevations 1	A1-3-01 Revision E	Arqus Design	23/08/2024
	• Streetscape Elevations 2	A1-3-02 Revision E	Arqus Design	23/08/2024
	• Illustration	A1-4-02 Revision C	Arqus Design	23/08/2024
	• Type A - Compliance Floor Plan	A1-5-01 Revision C	Arqus Design	23/08/2024
	• Type B - Compliance Floor Plan	A1-5-02 Revision C	Arqus Design	23/08/2024

• Type C - Compliance Floor Plan	A1-5-03 Revision C	Arqus Design	23/08/2024
• Streetscape Elevations 1	A1-3-01 Revision E	Arqus Design	23/08/2024
• Streetscape Elevations 2	A1-3-02 Revision E	Arqus Design	23/08/2024
• Illustration	A1-4-02 Revision C	Arqus Design	23/08/2024
• Type A - Compliance Floor Plan	A1-5-01 Revision C	Arqus Design	23/08/2024
• Type B - Compliance Floor Plan	A1-5-02 Revision C	Arqus Design	23/08/2024
• Type C - Compliance Floor Plan	A1-5-03 Revision C	Arqus Design	23/08/2024
• Type D - Compliance Floor Plan	A1-5-04 Revision C	Arqus Design	23/08/2024
• Type E - Compliance Floor Plan	A1-5-05 Revision C	Arqus Design	23/08/2024
• Community Centre- Coloured Elevations	A2-02-10 Revision D	Arqus Design	23/08/2024
• Community Centre – Coloured Elevations	A2-02-11 Revision D	Arqus Design	23/08/2024
• Residential Communal Facilities- General Arrangement Plan	A3-1-01 Revision D	Arqus Design	23/08/2024
• Residential Communal Facilities - Coloured Elevations	A3-2-03 Revision D	Arqus Design	23/08/2024
• Building 1 – General Arrangement - Type B- Unit 1, 2, 3 & 4 - Ground Floor	A4-1-01 Revision D	Arqus Design	23/08/2024
• Building 1 – General Arrangement - Type B - Unit 1, 2, 3 & 4 – Roof Plan	A4-1-03 Revision D	Arqus Design	23/08/2024

• Building 1 – General Arrangement - Type B- Unit 1, 2, 3 & 4 – Coloured Elevation	A4-2-03 Revision D	Arqus Design	23/08/2024
• Building 1 – Type B – Unit 1, 2, 3 & 4 - Coloured Elevations	A4-2-04 Revision D	Arqus Design	23/08/2024
• Building 2 – General Arrangement- Type C & D- Unit 5, 6 & 7- Ground Floor	A5-1-01 Revision D	Arqus Design	23/08/2024
• Building 2 – General Arrangement- Type C & D - Unit 5, 6 & 7- Level 1	A5-1-02 Revision D	Arqus Design	23/08/2024
• Building 2 – General Arrangement - Type C & D – Unit 5, 6 & 7 - Roof Plan	A5-1-03 Revision D	Arqus Design	23/08/2024
• Building 2 - Type C & D – Unit 5, 6 & 7 - Coloured Elevations	A5-2-03 Revision D	Arqus Design	23/08/2024
• Building 2 - Type C & D – Unit 5, 6 & 7 - Coloured Elevations	A5-2-04 Revision D	Arqus Design	23/08/2024
• Building 3 - General Arrangement Type C - Unit 8 & 9 - Ground Floor	A6-1-01 Revision D	Arqus Design	23/08/2024
• Building 3 - General Arrangement - Type C - Unit 8 & 9 - Level 1	A6-1-02 Revision D	Arqus Design	23/08/2024
• Building 3 – General Arrangement - Type C - Unit 8 & 9 - Roof Plan	A6-1-03 Revision D	Arqus Design	23/08/2024
• Building 3 - Type C - Unit 8 & 9 - Coloured Elevations	A6-2-03 Revision D	Arqus Design	23/08/2024

• Building 3 - Type C-Unit 8 & 9 - Coloured Elevations	A6-2-04 Revision D	Arqus Design	23/08/2024
• Building 4 – General Arrangement - Type C- Unit 10, 11, 12 & 13 - Ground Floor	A7-1-01 Revision D	Arqus Design	23/08/2024
• Building 4 – General Arrangement - Type C – Unit 10, 11, 12 & 13 - Roof Plan	A7-1-03 Revision D	Arqus Design	23/08/2024
• Building 4 - Type C – Unit 10, 11, 12 & 13 - Coloured Elevations	A7-2-03 Revision D	Arqus Design	23/08/2024
• Building 4-Type C – Unit 10, 11, 12 & 13 - Coloured Elevations	A7-2-04 Revision D	Arqus Design	23/08/2024
• Building 5 – General Arrangement - Type D - Unit 14, 15 & 16 - Ground Floor	A8-1-01 Revision D	Arqus Design	23/08/2024
• Building 5 – General Arrangement - Type D - Unit 14, 15 & 16 - Level 1	A8-1-02 Revision D	Arqus Design	23/08/2024
• Building 5 – General Arrangement - Type D - Unit 14, 15 & 16 - Level 2	A8-1-03 Revision D	Arqus Design	23/08/2024
• Building 5 – General Arrangement Plan - Type D – Unit 14,15 & 16 - Roof Plan	A8-1-04 Revision D	Arqus Design	23/08/2024
• Building 5 - Type D- Unit 14, 15 & 16 - Coloured Elevations	A8-2-03 Revision D	Arqus Design	23/08/2024
• Building 5 - Type D - Unit 14, 15 & 16 - Coloured Elevations	A8-2-04 Revision D	Arqus Design	23/08/2024

• Building 6 – General Arrangement - Type D - Unit 17, 18 & 19 - Ground Floor	A9-1-01 Revision D	Arqus Design	23/08/2024
• Building 6 – General Arrangement - Type D - Unit 17,18 & 19 - Level 1	A9-1-02 Revision D	Arqus Design	23/08/2024
• Building 6 - General Arrangement Plan - Type D-Unit 17,18 &19 - Level 2	A9-1-03 Revision D	Arqus Design	23/08/2024
• Building 6 - General Arrangement Plan -Type D-Unit 17,18 &19 - Roof Plan	A9-1-04 Revision D	Arqus Design	23/08/2024
• Building 6 - Type D-Unit 17,18 & 19 - Coloured Elevations	A9-2-03 Revision D	Arqus Design	23/08/2024
• Building 6 - Type D - Unit 17, 18 & 19 - Coloured Elevations	A9-2-04 Revision D	Arqus Design	23/08/2024
• Building 7 - General Arrangement -Type E - Unit 19 & 20 – Ground Floor & Level 1	A10-1-01 Revision D	Arqus Design	23/08/2024
• Building 7 - General Arrangement - Type E- Unit 19 & 20 - Level 2 & Roof	A10-1-02 Revision D	Arqus Design	23/08/2024
• Building 7 - Type E – Unit 19 & 20 - Coloured Elevations	A10-2-02 Revision D	Arqus Design	23/08/2024
• Building 8 - Type A- Unit 22, 23 & 24 - Ground Floor	A11-1-01 Revision D	Arqus Design	23/08/2024
• Building 8 - Type A - Unit 22, 23 & 24 - Level 1	A11-1-02 Revision D	Arqus Design	23/08/2024

• Building 8 - Type A - Unit 22, 23 & 24 - Roof Plan	A11-1-03 Revision D	Arqus Design	23/08/2024
• Building 8 - Type A-Unit 22, 23 & 24 - Coloured Elevations	A11-2-03 Revision D	Arqus Design	23/08/2024
• Building 8 - Type A - Unit 22, 23 & 24 - Coloured Elevations	A11-2-04 Revision D	Arqus Design	23/08/2024
• Building 9 - Type A - Unit 25 & 26 - Ground Floor	A12-1-01 Revision D	Arqus Design	23/08/2024
• Building 9 - Type A Unit 25 & 26 - Level 1	A12-1-02 Revision D	Arqus Design	23/08/2024
• Building 9 - Type A - Unit 25 & 26 - Roof Plan	A12-1-03 Revision D	Arqus Design	23/08/2024
• Building 9 - Type A - Unit 25 & 26 - Coloured Elevations	A12-2-03 Revision D	Arqus Design	23/08/2024
• Building 9 - Type A - Unit 25 & 26 - Coloured Elevations	A12-2-04 Revision D	Arqus Design	23/08/2024
• Building 10 - Type A - Unit 27 & 28 - Ground Floor	A13-1-01 Revision D	Arqus Design	23/08/2024
• Building 10 -Type A - Unit 27 & 28 - Roof Plan	A13-1-03 Revision D	Arqus Design	23/08/2024
• Building 10 - Type A - Unit 27 & 28 - Coloured Elevations	A13-2-03 Revision D	Arqus Design	23/08/2024
• Building 10 -Type A-Unit 27 & 28 - Coloured Elevations	A13-2-04 Revision D	Arqus Design	23/08/2024
• Building 11 - General Arrangement - Type B - Unit 29, 30 & 31 - Ground Floor	A14-1-01 Revision D	Arqus Design	23/08/2024

	• Building 11 - General Arrangement - Type B - Unit 29, 30 & 31 - Level 1	A14-1-02 Revision D	Arqus Design	23/08/2024
	• Building 11 - General Arrangement - Type B - Unit 29, 30 & 31 - Roof Plan	A14-1-03 Revision D	Arqus Design	23/08/2024
	• Building 11 - Type B - Unit 29, 30 & 31 - Coloured Elevations	A14-2-03 Revision D	Arqus Design	23/08/2024
	• Building 11 - Type B - Unit 29, 30 & 31 - Coloured Elevations	A14-2-04 Revision D	Arqus Design	23/08/2024
	• Building 12 - General Arrangement - Type E - Unit 32, 33 & 34 - Ground Floor	A15-1-01 Revision D	Arqus Design	23/08/2024
	• Building 12 - General Arrangement - Type E - Unit 32, 33 & 34 - Level 1	A15-1-02 Revision D	Arqus Design	23/08/2024
	• Building 12 - General Arrangement - Type E - Unit 32, 33 & 34 - Level 2	A15-1-03 Revision D	Arqus Design	23/08/2024
	• Building 12 – General Arrangement - Type E - Unit 32, 33 & 34 - Roof Plan	A15-1-04 Revision D	Arqus Design	23/08/2024
	• Building 12 - Type E – Unit 32, 33 & 34 - Coloured Elevations	A15-2-03 Revision D	Arqus Design	23/08/2024
	• Building 12 - Type E- Unit 32, 33 & 34 - Coloured Elevations	A15-2-04 Revision D	Arqus Design	23/08/2024
2.	Civil Engineering Services Report, prepared by	C24004AR001, Rev A	Hurley Consultant Engineers	22/08/2024
3.	FI Response – Civil Engineering Response	C24004AL001	Hurley Consultant Engineers	17 October 2024

4.	Sustainability Report	Project No: 22514	Floth	31/07/2024
5.	Traffic Engineering Report	24BRT0043, Rev 4	TTM	07.11.24
6.	FI Response – Traffic Engineering Report	24BRT0043 LT01-01	TTM	18 October 2024
7.	Landscape Schematic Design Report	Issue C	RPS	23/08/2024
8.	Operational Waste Management Report	Revision 2	TTM	23/08/2024
9.	Bushfire Management Plan	Report 24082	LEC	24 August 2024

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 EDQ 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 Services 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 complies with 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. the Applicant submits items required under a) above to EDQ Development Services 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) 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 MEDQ notifies the Applicant as stated under iv) 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 EDQ Development Services, use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

EDQ DA: developmentsservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development	
	Carry out the approved development generally in accordance with the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first.
2.	Maintain the Approved Development	
	Maintain the approved development generally in accordance with the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.

Community Facility and Food and Drink Outlet Use

3.	Community Use Management Plan – Compliance Assessment	
	<p>a) Submit to EDQ DA, for Compliance Assessment, A Community Management Plan. The management plan is to address the following:</p> <ul style="list-style-type: none"> i) Details of the intended ownership and management; ii) Days and operating hours of the community facility and cafe; iii) How public access and community organisations ability to use the community facility will be maintained at all times during normal operating hours and outside the operating hours where sought; iv) Arrangements to maintain the use as a community facility for the life of the land use; v) Arrangements for hire of the facilities, with specifications for discounted fees for use of the facility by community organisations (in whole or in part); vi) Engagement strategy for securing a diverse range of user groups; vii) Timing of any asset hand-over; viii) Details of any off-defects / off-maintenance period associated with hand-over (as needed); and ix) Arrangements for securing public access rights to the building and adjoining the community centre (including access hours). <p>b) Submit to EDQ DA evidence that the Management Plan has been enacted via body corporate arrangements.</p> <p>c) Maintain the land use in accordance with the approved Oxley PDA Community Centre Building Management Plan.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>b) Within 10 business days of asset hand over or the commencement of the use, as appropriate.</p> <p>c) At all times following commencement of</p>

PDA Development Conditions

No.	Condition	Timing
4.	Hours of Operation – Food and Drink Outlet (Café)	use.
	Hours of operation are to be limited to 6am to 10pm from Monday to Saturday; and 7am to 7pm on Sundays and public holidays.	At all times following commencement of use.
5.	Electric Vehicle Readiness – Community Use	
	a) Include electric vehicle readiness in the development as follows: <ul style="list-style-type: none"> i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 15% of all parking bays, conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces designed for Community and Café Use; and ii) Installation of Destination (regular) EVSE chargers to 1 parking bay. 	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Electric vehicle charging shall be: <ul style="list-style-type: none"> i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation. 	b) At all times following commencement of use.
	c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
6.	Car Parking Signage	
	Install signage at the entrance to the community use car park clearly stating that the car park is designated for the exclusive use of customers and visitors to the café and the community use building. The signage must also specify that parking by residents is not permitted.	Prior to the commencement of use or BFP endorsement, whichever occurs first.
7.	Sustainability – Solar and Battery Installation	
	a) All dwellings must include a solar and battery configuration installed by a qualified supplier, comprising: <ul style="list-style-type: none"> i) A minimum 6kW solar photovoltaic system; ii) A minimum 10kWh battery storage system; and iii) An inverter with a maximum export capacity of 4kW. 	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Submit to EDQ IS, certified evidence from a suitably qualified professional, that the energy efficiency measures required by part a) of this condition has been provided.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.

PDA Development Conditions

No.	Condition	Timing
8.	Sustainability – Energy Efficiency	
	a) All dwellings must be connected to a three-phase power supply and incorporate the following: <ul style="list-style-type: none"> i) A dedicated electrical circuit in each garage to enable future electric vehicle charging; ii) Heat pump hot water systems; and iii) Energy-efficient air conditioning systems. 	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Submit to EDQ IS, certified evidence from a suitably qualified professional, that the energy efficiency measures required by part a) of this condition has been provided.	Prior to commencement of use or BFP endorsement, whichever occurs first.

Bushfire

9.	Landscaping within the Asset Protection Zone	
	Submit to EDQ DA, certification from a qualified Bushfire Consultant confirming that the landscaping within the Asset Protection Zone (APZ) complies with the approved planting palette and does not exacerbate bushfire hazard impacts on the site.	Prior to commencement of use or BFP endorsement, whichever occurs first.

Construction Management

10.	Hours of Work – Construction	
	Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed.
11.	Certification of Operational Works	
	Carry out all Operational Works under this approval, including those associated with any contributed and non-contributed assets, in accordance with the <i>Certification Procedures Manual</i> .	At all times.
12.	Certification of Operational Work for Contributed Assets	
	Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
13.	Construction Management Plan	
	a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; 	a) Prior to commencing work.

PDA Development Conditions

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

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	<ul style="list-style-type: none"> iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 	
	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> b) During construction
	<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>	
16.	<p>Construction Noise Management Plan</p>	
	<ul style="list-style-type: none"> a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. 	<ul style="list-style-type: none"> a) Prior to commencing work
	<ul style="list-style-type: none"> b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 	<ul style="list-style-type: none"> b) During construction.
	<ul style="list-style-type: none"> c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition. 	<ul style="list-style-type: none"> c) As indicated.

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17.	Public Infrastructure (Damage, Repairs and Relocation)	
a)	Repair any damage to existing public infrastructure caused by works carried out in association with the approved development, including street trees and verge landscape elements.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
b)	Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. Removal of street trees or verge landscape elements requires compensatory installation of equivalent / 'like-for-like' landscape elements.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
<p><i>Note: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>		
18.	Earthworks	
a)	Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved drawings and documents.	a) Prior to commencing earthworks
<p>The certified earthworks plans are to:</p>		
<p>i) Include amendments in accordance with the stormwater design;</p>		
<p>ii) include a geotechnical soils assessment of the site;</p>		
<p>iii) accord with the Erosion and Sediment Control Plans, as required under this development permit;</p>		
<p>iv) include the location and finished surface levels of any cut and/or fill;</p>		
<p>v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p>		
<p>vi) provide details of any areas where surplus soils are to be stockpiled;</p>		
<p>vii) detail protection measures to:</p>		
<p>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</p>		
<p>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</p>		
<p>viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p>		

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	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
	c) Submit to EDQ IS RPEQ certification that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
19.	Acid Sulfate Soil Management Plan	
	a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).	a) Prior to commencement of earthworks
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.	b) During civil works
	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
20.	Retaining Walls	
	a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. 	a) Prior to commencing earthworks
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.

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No.	Condition	Timing
21.	Vehicle Access	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the vehicle crossover: <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards b) Construct the crossover in accordance with part a) of this condition. c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to the commencement of civil works. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
22.	Internal Roadway	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the internal roadway generally in accordance with: <ul style="list-style-type: none"> i) Council adopted standards (excluding width requirements); ii) The approved Civil Engineering Report; and iii) The approved Traffic Impact Assessment prepared by TTM, dated 7/11/2024 b) Submit to EDQ IS RPEQ certification that the internal roadway has been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to the commencement of civil works. b) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Car Parking	
	Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Bicycle Parking	
	Construct, sign and delineate any bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first.
25.	Water Connection	
	Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.

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No.	Condition	Timing
26.	Sewer Connection	
	Connect the approved development to the existing sewer reticulation network generally in accordance Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Sewer Relocation – Compliance Assessment	
	<p>a) Submit to EDQ Development Assessment, for compliance assessment detailed design plans, certified by a RPEQ, for the relocation of the existing sewer within the site to avoid conflicts with the proposed buildings. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <p>i) PDA Guideline No. 13 Engineering standards; and</p> <p>ii) the Concept Civil Servicing Layout Plan, Drawing No. C24004A-SK-C200, revision B in the approved Civil Engineering report</p> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ IS:</p> <p>i) as-constructed plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with Urban Utilities' current adopted standards; and</p> <p>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</p>	<p>a) Prior to commencement of sewer reticulation work.</p> <p>b) Prior to commencement of building works</p> <p>c) Prior to commencement of building works</p>
28.	Stormwater Connection	
	<p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</p> <p>b) generally, in accordance with Council's current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Outdoor Lighting	
	<p>a) Submit to EDQ IS detailed drawings, certified by a RPEQ or a member of the Illuminating Engineering Society of Australia and New Zealand, for the outdoor lighting system designed generally in accordance with:</p> <p>i) Australian Standards AS1158 – 'Lighting for Roads and Public Spaces;' and</p> <p>ii) Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>b) Install lighting works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of lighting works.</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>

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No.	Condition	Timing
c)	Submit to EDQ IS RPEQ certification confirming lighting has been installed generally in accordance with the certified plans submitted under part a) of this condition.	Prior to commencement of use or BFP endorsement, whichever occurs first.
30.	Internal Stormwater Management (Quantity)	
a)	Submit to EDQ IS, detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the internal stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity; and ii) The approved Civil Engineering Report. 	Prior to commencement of stormwater works.
b)	The designs are required to address the following: <ul style="list-style-type: none"> i) Method of conveyance of flow along the northern boundary to the eastern legal point of discharge (swale or similar) to convey flows, including in the event of blockage of the field inlet pits or flows in excess of the piped drainage design rainfall event. ii) Stormwater overland flow and surcharged pipe flow conveyed to a single stabilised outlet on the north-western boundary, without overtopping into neighbouring properties for all events up to 1% AEP. iii) Internal drainage structures and scour protection required to ensure no internal or external damage resulting from the stormwater flow. iv) Overland flow and surcharged pipe flow to be directed to a rock lined chute to convey flow from the property boundary to the external detention basin. v) The discharge characteristics across the northern boundary (flow depth, width, quantity, velocity) are required to be compatible with the design of the rock chute and not result in flow outside of the rock chute capacity for flows up to 1% AEP. vi) All stormwater design aspects are to include appropriate consideration of blockage, hazard assessment and safety signage/fencing in accordance with QUDM. vii) Connection to the underground lawful point of discharge demonstrating: <ul style="list-style-type: none"> A) Low flow (3-month ARI) diversion pipe to existing bioretention basin 1; B) Balance pipe flow (2 year ARI) diversion via pipe to existing flood basin 1; C) Balance flow overland component addressed in accordance with Condition 30; D) 'No-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance; and E) General accordance with Council's current adopted standards. 	As required.

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	c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
	d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	d) Prior to commencement of use or BFP endorsement, whichever occurs first.
31.	Flooding	
	a) Construct the development with flood immunity as required by Council standards and Queensland Urban Drainage Manual, in accordance with approved Civil Engineering Report, summarised as follows: <ul style="list-style-type: none"> i) 1% AEP + 300mm – non-habitable floor levels, essential electrical services ii) 1% AEP + 500mm Habitable floor levels 	a) Prior to the commencement of use
	b) Maintain the development in accordance with flood immunity requirements for habitable rooms.	b) At all times
32.	Electricity	
	a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
33.	Telecommunications	
	a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.

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No.	Condition	Timing
34.	Broadband	
	<p>a) Submit to EDQ IS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with:</p> <p>i) The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and</p> <p>ii) Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co.</p> <p>b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
35.	Refuse Collection	
	<p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first.</p> <p>b) At all times following commencement of use.</p>
36.	Outdoor Lighting	
	<p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
37.	Easements over Infrastructure	
	<p>Where applicable, provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.</p>
Infrastructure Planning		
38.	Infrastructure Charges	
	<p>Pay to the MEDQ infrastructure charges in accordance with the Oxley PDA DCOP, indexed to the date of payment.</p> <p>Certified construction plans detailing the GFA are to be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	<p>In accordance with the DCOP.</p>

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.

