

Our ref: DEV2025/1641

18 December 2025

Russian Orthodox Church
C/- Urbis Ltd
Att: Esther Leung and David Janson
Level 32. 300 George Street
BRISBANE CITY QLD 4000
Email: eleung@urbis.com.au; djanson@urbis.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Woolloongabba
PDA Development Type:	Development Permit for MCU for Place of Worship and Multiple Dwelling (15 units); Development Permit for ROL (5 into 4 lots) and Access Easement
Property Location:	320, 324, 344 and 350 Vulture Street and 52 Mark Lane, Kangaroo Point
Property Description:	Lots 9 and 10 on RP114612, Lot 1 on SP226094, Lot 2 on RP11188 and Lot 1 on RP99746

On 18 December 2025, Economic Development Queensland (EDQ) decided to approve **part** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The 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 Tiana Hill on 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council – Email: partnershipsteam@brisbane.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Woolloongabba	
Site address	320, 324, 344 and 350 Vulture Street and 52 Mark Lane, Kangaroo Point	
Lot on plan description	Lot number	Plan description
	Lot 9 & 10	RP114612
	Lot 1	SP226094
	Lot 2	RP11188
	Lot 1	RP99746
PDA Development Approval details		
DEV Reference No.	DEV2025/1641	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Material Change of Use for Multiple Dwelling (15 units) and Place of Worship Reconfiguration of a lot (5 into 4 lots) and Access Easements	
Decision	EDQ has decided to grant part ¹ of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	18 December 2025	
Currency Period	6 years from the Decision date	

¹ The proposed building works for the demolition of the pre-1911 building are not approved.

Approved Drawings and Documents				
The drawings 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.	COVER SHEET & LOCALITY PLAN	A-100 Revision: 6	Unknown	04.11.25
2.	EXISTING & DEMOLITION - FLOOR PLAN	A-111 Revision: 5	Unknown	27.10.25
3.	EXISTING & DEMOLITION - LOT 1	A-112 Revision: 3	Unknown	27.10.25
4.	BASEMENT 1 FLOOR PLAN	A-120 Revision: 6	Unknown	04.11.25
5.	GROUND FLOOR PLAN	A-121 Revision: 7	Unknown	04.11.25
6.	TYPICAL APARTMENT LEVELS	A-122 Revision: 4	Unknown	13.10.25
7.	ROOF PLAN	A-124 Revision: 4	Unknown	13.10.25
8.	ELEVATIONS	A-201 Revision: 4 Amended in Red	Unknown	13.10.25
9.	ELEVATIONS	A-202 Revision: 4 Amended in Red	Unknown	13.10.25
10.	SECTIONS	A-301 Revision: 4	Unknown	13.10.25
11.	SECTIONS	A-302 Revision: 4	Unknown	13.10.25
12.	SHADOW DIAGRAMS	A-701 Revision: 4	Unknown	13.10.25
13.	AREA PLANS - GFA	A-901 Revision: 4	Unknown	13.10.25
14.	AREA PLANS - LANDSCAPE	A-902 Revision: 5	Unknown	04.11.25
15.	Plan of Reconfiguration	21-0542S-04 Revision: F	Therefor Group	03.11.25
16.	Mark Lane, Woolloongabba – Landscape Concept Report	P0048446 Revision: B	Urbis	06.11.25
17.	ST NICHOLAS RUSSIAN ORTHODOX CATHEDRAL – Heritage Impact Statement –	P0047765 Revision: 3	Urbis	31.10.25

Approved Drawings and Documents				
The drawings 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
	Revised Further Issues			
18.	Proposed Cathedral Campus Development 11 Lahey Lane Kangaroo Point - Acoustic Report	2025131 R01B	Acousticworks	22.05.25
19.	Transport Engineering Report	23BRT0331 Amended In Red	Colliers	06.06.25
20.	Service Vehicle Technical Memo	23BRT0331_LT_01_A Amended in Red	Colliers	23.05.25
21.	Geotechnical Report	B01554-1AD Version: 1	EDG Consulting	27.05.25
22.	Engineering Services Report	BR252013 Revision B	Van der meer	05.06.25

Supporting Documents				
The following plans and documents were considered in the assessment of this PDA development application in preparation of the conditions in this PDA decision notice but are not Approved plans and documents.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Kangaroo Point Precinct Draft Geotechnical Report – Western (CRR) side	B015541-1AC	EDG Consulting	11.3.24

Compliance Assessment				
Where a condition of this approval requires Compliance Assessment, the following is required;				
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 Assessment Fees and Charges Schedule ² (as amended from time to time).				
ii) submit to EDQ DA a duly completed Compliance Assessment form ³ .				

² The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

³ 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.

Compliance Assessment

- 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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 EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@edq.qld.gov.au

Table 1: Conditions of Approval – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Commencement of Use The multiple dwelling and place of worship ⁴ uses approved under Table 1 of this decision notice are not to commence until after the survey plan is endorsed for the reconfiguration of a lot approved in Table 2 of this decision notice.	As indicated
4.	Landscape Works a) Submit to EDQ Development Services detailed landscape plans, certified by an AILA accredited landscape architect. The detailed landscape plans are to be designed generally in accordance with the approved Landscape Concept Report. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
Cross River Rail		
5.	Cross River Rail a) Ensure any development, including but not limited to excavation, filling/backfilling/compaction, retaining structures (temporary and permanent), building foundation structures, basement car parking,	a) At all times

⁴ Existing lawful uses remain unaffected by this condition.

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
	stormwater infrastructure, services and utilities and any other works involving ground disturbance and/or loading implications, does not: i) Encroach upon, de-stabilise or cause damage to the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) and/or the land supporting this infrastructure, or cause similar adverse impacts. ii) Adversely impact on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) through the addition and/or removal of loading such as but not limited to lateral, vertical and surcharge loading. In particular, the loading of the proposed development must not exceed 50kPa at a distance of 1m above the tunnel crown (top of tunnel). iii) Adversely impact on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) as a result of directly or indirectly disturbing groundwater. iv) Result in vibration, structural and/or ground movement impacts on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) during excavation, boring, piling, construction or similar activities or otherwise adversely impact on the structural and operational integrity of the railway corridor. v) Compromise the Department of Transport and Main Roads' <i>Design Criteria for Bridges and Other Structures</i>. vi) Compromise Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-005 – <i>Design of Buildings Over or Near Railways</i>. b) Submit to EDQ Development Services RPEQ certification and supporting documentation which confirms that the development has been designed in accordance with part (a) of this condition. In particular, the documentation is to include: i) The geotechnical investigations and modelling completed during the detailed design phase, including 3D finite element analysis. ii) The detailed structural engineering design drawings and supporting technical documentation for the development, including any temporary and permanent retaining structures and building foundation structures.	b) Prior to approval of operational work or building work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
	iii) Confirmation of the design loads of the development. iv) Verification of the validity of assumptions regarding the groundwater condition around the tunnels and the tunnel drainage system and analysis to address the potential long-term implications of a rise in groundwater levels. v) Management and monitoring plans. c) Submit to EDQ Development Services RPEQ certification and supporting documentation confirming that the development has been constructed in accordance with parts (a) and (b) of this condition. The RPEQ certification must include: i) The construction monitoring results and the mitigation measures employed; and ii) As-constructed drawings.	c) Prior to the commencement of use
6.	Groundwater Management a) Submit to EDQ Development Services a RPEQ certified Groundwater Management and Monitoring Plan which investigates and addresses construction and earthworks impacts (including earthworks, boring, piling and the like) on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure). The Groundwater Management and Monitoring Plan is to establish a management and monitoring program that ensures the railway corridor is not adversely affected by the development, and must include the following: i) The requirement for the applicant to engage a RPEQ to conduct controlled monitoring of groundwater including, but not limited to, groundwater seepage, fluctuations and ground water levels adjacent to the railway corridor during construction and identify any changes that would adversely affect the integrity of the railway corridor, including rail transport infrastructure such as tunnels and other rail infrastructure. ii) relevant requirements in accordance with the Department of Transport and Main Roads' Design Criteria for Bridges and Other Structures. iii) Mitigation measures to manage the identified groundwater risks on the railway corridor.	a) & b) Prior approval of building work or operational work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	iv) The requirement for the applicant to provide written notification of any groundwater issues impacting on the railway corridor to EDQ Development Services within 1 business day. b) Carry out the construction of the development in accordance with the Groundwater Management and Monitoring Plan required in part a) of this condition. c) Submit to EDQ Development Services RPEQ certification and supporting documentation confirming that the development has been designed and constructed in accordance with parts a) - b) of this condition.	b) At all times during construction c) Prior to the commencement of use
Construction Management and Engineering		
7.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
8.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit for Compliance Assessment an out-of-hours work request to EDQ Development Services. The out-of-hours work request must include a duly completed out-of-hours work request form.⁵	Minimum of 10 business days prior to proposed out of hours work commencement date
9.	Certification of Operational Work Carry out all Operational Work under this approval, including for any Contributed Assets, in accordance with the <i>Certification Procedures Manual</i>.	At all times
10.	Construction Management Plan a) Submit to EDQ Development Services a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act;	a) Prior to commencing work

⁵ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
	ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: A. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; B. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; C. for safe and functional temporary vehicular access points and frequency of use; D. for the safe and functional loading and unloading of materials including the location of any remote loading sites; E. for the location of materials, structures, plant and equipment; F. of waste generated by construction activities; G. detailing how materials are to be loaded/unloaded; H. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); I. of employee and visitor parking areas; J. of anticipated staging and programming; K. for the provision of safe and functional emergency exit routes; and L. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
11.	Erosion and Sediment Management a) Submit to EDQ Development Services an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.	a) Prior to commencing work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
12.	Traffic Management Plan a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
13.	Construction Noise Management Plan a) Submit to EDQ Development Services a Construction Noise Management Plan (CNMP), certified by a suitably qualified person. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;	a) Prior to commencing work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
	iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ Development Services Noise Monitoring Reports, certified by a suitably qualified person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
14.	Structural Monitoring and Vibration Report a) Submit to the EDQ Development Services a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: 1. excavation of basement and shoring; 2. new excavation; 3. installation of new foundations (i.e. piling); 4. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) confirmation that the Department of Transport and Main Roads has reviewed the monitoring procedure for works adjacent to the Cross River Rail infrastructure and assets; v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and/or road managers; vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.	a) Prior to commencing work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) During construction
15.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Earthworks – Compliance Assessment a) Submit to EDQ Development Services for Compliance Assessment detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>, and ii) The approved Geotechnical Report prepared by EDG Consulting dated 27 May 2025, and iii) the approved Engineering Services Report prepared by Van der meer dated 5 June 2025. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 11 and 47 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to:	a) Prior to commencing earthworks

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	A. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; B. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and x) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Services RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ Development Services an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ Development Services 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 a) of this condition.	a) Prior to commencement of or during earthworks b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Contaminated Land Where on-site contaminated land is encountered, submit to EDQ Development Services a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified	Prior to commencement of building works

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	person and be certified by an approved auditor in accordance with the EP Act. <i>Note 1: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>Note 2: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i>	
19.	Shoring a) Submit to EDQ Development Services a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include: i) confirmation works are designed to meet the following <i>Australian Standards</i>: 1. AS1726 Geotechnical Site Investigation; 2. AS2159 Piling - Design and Installation; 3. AS4678 Earth Retaining Structures; ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: 1. demonstration of consistency with the approved Geotechnical Report prepared by EDG consulting dated 27 May 2025, 2. details on the stratigraphy, groundwater level, excavatability and profiling; 3. a table detailing geotechnical design parameters used to undertake detailed design; 4. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; iii) analysis of groundwater hydrology, including: 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; iv) analysis and measures to minimise impacts to existing buildings and public utilities, including:	a) Prior to commencing work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
	A. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; B. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; v) assessments of construction methodology impacts, including: A. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); B. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; C. design drawings and technical specifications, including any temporary and permanent structures; D. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; E. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). F. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development. b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.	b) During construction
20.	Excavation and Basement Design a) Submit to the EDQ Development Services an Excavation and Basement Report, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;	a) Prior to commencing work

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
	ii) consistency with: A. Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments; B. the Geotechnical Shoring and Design Report submitted under condition 19 of this approval; C. the Structural Monitoring and Vibration Report submitted under condition 14 of this approval; D. the Rock and Ground Anchor Report submitted under condition 21 of this approval; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under condition 18 and 52 of this approval; and ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition. c) Submit to EDQ Development Services RPEQ: i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i>	b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship

No.	Condition	Timing
21.	Temporary Rock and Ground Anchors a) Submit to EDQ Development Services a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including: i) detailed engineering drawings detailing the locations and specifications of rock and ground anchors; ii) where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s); iii) RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: 1. prior to the de-stressing of the temporary ground anchors; and 2. upon completion of the building. b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition. c) Submit to the EDQ Development Services RPEQ: i) certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition ii) certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: E. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block); F. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; G. construction methodology used during installation and the results of any tests; H. surveyed location of the following plotted on the shoring plan and wall sections: i. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); ii. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and	a) Prior to Commencing work b) During construction c) Within 20 business days of completion of work involving rock and ground anchors

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	iii. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ Development Services RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Road Reserve Dedication Dedicate the following as road reserve: a) A 6m x 3 chord corner truncation at the intersection of Lahey Lane and Vulture Street; b) A 6m x 3 chord corner truncation at the intersection of Mark Lane and Lahey Lane; and c) Road reserve widening on the Lahey Lane to achieve a minimum 3.75m wide verge.	Prior to commencement of use or at registration of Building/Standard Format Plan, whichever occurs first
23.	Streetscape Works – Compliance Assessment a) Submit to EDQ Development Services for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with: i) the approved Landscape Concept Plan; ii) the <i>Brisbane City Plan 2014 Infrastructure design planning scheme policy</i>, including any relevant provisions of the City Plan referenced by the policy. The certified drawings are to include, where relevant: i) details of streetscape works along the proposed Lot 2 and Lot 3 Vulture Street frontage and the extent of the proposed Lot 2 Lahey Lane frontage; ii) location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces, and Council standards’</i>; iii) footpath treatments; iv) location and specifications of streetscape furniture; v) location and size of stormwater treatment devices; and	a) Prior to commencement of streetscape works

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	vi) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. b) Construct the streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Services 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Vehicle Access a) Construct two vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards b) Remove all redundant vehicle access points on Vulture Street and reinstate the verge in accordance with the streetscape works required under Condition 23 and 54 c) Submit to EDQ Development Services RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) & c) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ Development Services RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
		endorsement, whichever occurs first
26.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans unless otherwise agreed to in writing by MEDQ. b) Submit to EDQ Development Services evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
27.	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
28.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council’s current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ Development Services detailed engineering drawings and hydraulic calculations for Compliance Assessment, certified by a RPEQ, for the stormwater drainage system, including but not limited to the realignment of the existing stormwater pipes running through Lot 1 on SP226094, designed generally in accordance with:	a) Prior to commencement of stormwater works

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity and: ii) The approved Engineering Services Report prepared by Van der meer and dated 5 June 2025 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Services ‘as constructed’ plans, certified by a RPEQ including an asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
31.	Electricity a) Submit to EDQ Development Services a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Telecommunications a) Submit to EDQ Development Services documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
33.	Broadband a) Submit to EDQ Development Services written agreement from an authorised telecommunications service provider, confirming that the development will be connected to the National Broadband Network (NBN) in accordance NBN Design and Build Guidelines.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	b) Connect the development to the broadband network in accordance with the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
34.	Refuse Collection a) Submit to EDQ Development Services evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. Evidence of consultation with Council regarding access arrangements is to be provided should a private contractor be providing the collection services. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
35.	Acoustic Treatments a) Construct the approved development in accordance with the approved Acoustic Report b) Submit to EDQ Development Services evidence that the requirements of part a) of this condition have been met.	a) & b) Prior to commencement of use or BFP endorsement, whichever occurs first
36.	Easements over Infrastructure 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. 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. <i>Advice Note: In the event all infrastructure is relocated or removed from an existing easement, that easement can be surrendered.</i>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Infrastructure Contributions		
37.	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	In accordance with the DCOP

PDA Development Conditions – Material Change of Use – Multiple Dwelling (15 units) and Place of Worship		
No.	Condition	Timing
	commencement of use for calculation of final charges.	

Table 2: Conditions of Approval – Reconfiguration of a Lot

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements		
No.	Condition	Timing
General		
38.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
39.	Road Reserve Dedication Dedicate the following as road reserve: a) A 6m x 3 chord corner truncation at the intersection of Lahey Lane and Vulture Street; b) A 6m x 3 chord corner truncation at the intersection of Mark Lane and Lahey Lane; and c) Road reserve widening on the Lahey Lane to achieve a minimum 3.75m wide verge.	As part of survey plan endorsement
40.	Access Easements a) Submit to EDQ Development Services evidence that proposed volumetric easements B and D, as identified on the approved drawings and documents, are of an area that is sufficient to accommodate vehicular access for the lots benefitting from the easements. b) Grant the following easements: i) Easement/s for access purposes over proposed Lot 2 in favour of proposed Lot 3 as indicated on the approved DRAWINGS AND DOCUMENTS. ii) Easement/s for access purposes over proposed Lot 3 in favour of proposed Lot 2 as indicated on the approved DRAWINGS AND DOCUMENTS.	a) Prior to granting easements as required in part b) of this condition b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements		
No.	Condition	Timing
	iii) Easement/s for access purposes over proposed Lot 2 in favour of proposed Lots 3 and 4 as indicated on the approved DRAWINGS AND DOCUMENTS. iv) Easement/s for access purposes over proposed Lot 3 in favour of proposed Lot 4 as indicated on the approved DRAWINGS AND DOCUMENTS.	
41.	Easements over Infrastructure 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. 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. <i>Advice Note: In the event all infrastructure is relocated or removed from an existing easement, that easement can be surrendered.</i>	At registration of survey plan
Cross River Rail		
42.	Cross River Rail a) Ensure any development, including but not limited to excavation, filling/backfilling/compaction, retaining structures (temporary and permanent), building foundation structures, basement car parking, stormwater infrastructure, services and utilities and any other works involving ground disturbance and/or loading implications, does not: i) Encroach upon, de-stabilise or cause damage to the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) and/or the land supporting this infrastructure, or cause similar adverse impacts. ii) adversely impact on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) through the addition and/or removal of loading such as but not limited to lateral, vertical and surcharge loading. In particular, the loading of the proposed development must not exceed 50kPa at a distance of 1m above the tunnel crown (top of tunnel). iii) adversely impact on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) as a result of directly or indirectly disturbing groundwater.	a) At all times

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements

No.	Condition	Timing
	iv) result in vibration, structural and/or ground movement impacts on the railway corridor (including rail transport infrastructure such as tunnels and other rail infrastructure) during excavation, boring, piling, construction or similar activities or otherwise adversely impact on the structural and operational integrity of the railway corridor. v) compromise the Department of Transport and Main Roads' <i>Design Criteria for Bridges and Other Structures</i>. vi) compromise Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-005 – <i>Design of Buildings Over or Near Railways</i>.	
	b) Submit to EDQ Development Services RPEQ certification and supporting documentation confirming that the development has been designed in accordance with part a) of this condition. In particular, the RPEQ certified supporting documentation is to include: i) The geotechnical investigations and modelling completed during the detailed design phase, including 3D finite element analysis. ii) The detailed structural engineering design drawings and supporting technical documentation for the development, including any temporary and permanent retaining structures and building foundation structures. iii) Confirmation of the design loads of the development. iv) Verification of the validity of assumptions regarding the groundwater condition around the tunnels and the tunnel drainage system and analysis to address the potential long-term implications of a rise in groundwater levels. v) Management and monitoring plans.	b) Prior to survey plan endorsement
	c) Submit to EDQ Development Services RPEQ certification and supporting documentation confirming that the development has been constructed in accordance with parts (a) and (b) of this condition. The RPEQ certification is to include: i) The construction monitoring results and the mitigation measures employed; and ii) As-constructed drawings.	c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements		
No.	Condition	Timing
Construction Management		
43.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
44.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ Development Services, 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. ⁶	Minimum of 10 business days prior to proposed out of hours work commencement date
45.	Certification of Operational Work Carry out all Operational Work under this approval, including for any Contributed Assets, in accordance with the Certification Procedures Manual.	At all times
46.	Construction Management Plan a) Submit to EDQ Development Services a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: A. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; B. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;	a) Prior to commencing work

⁶ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements

No.	Condition	Timing
	C. for safe and functional temporary vehicular access points and frequency of use; D. for the safe and functional loading and unloading of materials including the location of any remote loading sites; E. for the location of materials, structures, plant and equipment; F. of waste generated by construction activities; G. detailing how materials are to be loaded/unloaded; H. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); I. of employee and visitor parking areas; J. of anticipated staging and programming; K. for the provision of safe and functional emergency exit routes; and L. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
47.	Erosion and Sediment Management a) Submit to EDQ Development Services an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
48.	Traffic Management Plan a) Submit to EDQ Development Services a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;	a) Prior to commencing work

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements		
No.	Condition	Timing
	ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
49.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
50.	Earthworks a) Submit to EDQ Development Services detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>, and	a) Prior to commencing earthworks

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements

No.	Condition	Timing
	ii) The approved Geotechnical Report prepared by EDG Consulting dated 27 May 2025, and iii) the approved Engineering Services Report prepared by Van der meer dated 5 June 2025. The certified earthworks plans are to: iv) include a geotechnical soils assessment of the site; v) accord with the Erosion and Sediment Control Plans, as required by condition 11 and 47 – Erosion and sediment management; vi) include the location and finished surface levels of any cut and/or fill; vii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; viii) provide details of any areas where surplus soils are to be stockpiled; ix) detail protection measures to: A. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; B. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. (b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. (c) Submit to EDQ Development Services RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
51.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ Development Services an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.	a) Prior to or during earthworks b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements		
No.	Condition	Timing
	c) Submit to EDQ Development Services 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 a) of this condition.	c) Prior to survey plan endorsement
52.	Contaminated Land Where on-site contaminated land is encountered, submit to EDQ Development Services a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act. <i>Note 1: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>Note 2: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i>	Prior to survey plan endorsement
53.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ Development Services detailed engineering drawings and hydraulic calculations for Compliance Assessment, certified by a RPEQ, for the stormwater drainage system, including but not limited to the realignment of the existing stormwater pipes running through Lot 1 on SP226094, designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> ii) The approved Engineering Services Report prepared by Van der meer and dated 5 June 2025 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Services ‘as constructed’ plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
54.	Streetscape Works – Compliance Assessment a) Submit to EDQ Development Services for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed	a) Prior to commencement of streetscape works

PDA Development Conditions – Reconfiguration of a Lot – 5 into 4 lots and Access Easements		
No.	Condition	Timing
	Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with: i) the approved Landscape Concept Plan; ii) the <i>Brisbane City Plan 2014 Infrastructure design planning scheme policy</i>, including any relevant provisions of the City Plan referenced by the policy. The certified drawings are to include, where relevant: iii) details of streetscape works along the proposed Lot 2 and Lot 3 Vulture Street frontage and the extent of the proposed Lot 2 Lahey Lane frontage; iv) location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces, and Council standards’</i>; v) footpath treatments; vi) location and specifications of streetscape furniture; vii) location and size of stormwater treatment devices; and viii) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.	
	b) Construct the streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b) Prior to survey plan endorsement
	c) Submit to EDQ Development Services ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement
Infrastructure Contributions		
55.	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.

DEPARTMENT OF TRANSPORT AND MAIN ROADS ADVICE

The Department of Transport and Main Roads' Manual Design Criteria for Bridges and Other Structures is available at: <https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Bridge-design-and-assessment-criteria>

Cross River Rail is currently under construction and is consequently defined as 'railway corridor' under the Planning Regulation 2017. In this case, the rail transport infrastructure includes state-controlled transport tunnels and the Woolloongabba cavern. To obtain relevant information including the tunnel cavern location and tunnel design parameters for condition compliance, the applicant should contact the Cross River Rail Development Authority at: info@crossriversrail.qld.gov.au. The applicant may be required to enter into a confidentiality agreement (deed of non-disclosure) with the Cross River Rail Development Authority.

**** End of Package ****