

Our ref: DEV-2025-NSH-4019

January 21, 2026

Rockpool RAC Northshore Pty Ltd
C/- Town Planning Alliance
Attn: Ms. Jessica Robson
Email: eda@tpalliance.com.au, j.robson@tpalliance.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

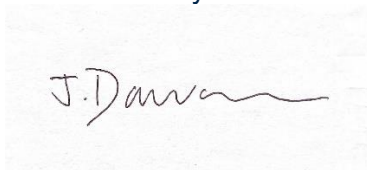
Priority Development Area (PDA): Northshore Hamilton
PDA Development Approval: Change to Development Approval for Material Change of Use for Residential Care Facility (153 beds)
Property Location: 324 Macarthur Avenue, Hamilton
Property Description: Lot 5 on SP346185

On 20 January 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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 Vivian Lun on (07) 3452 6781 or by email at vivian.lun@edq.qld.gov.au.

Yours sincerely



Julie-Anne Dawson
Acting Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	324 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 5	SP346185

PDA Development Approval details	
DEV Reference No.	DEV2024/1529
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Residential Care Facility (153 Beds)
Change to Approval Decision	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. The approval is for changes to the following: Condition 3, 5 and 19, and updated approved plans and documents
Original decision date	2 December 2024
1 st Change to Approval decision date	7 March 2025
2 nd Change to Approval decision date	20 January 2026
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		Prepared	Reference	Date
1.	Landscape Architectural DA Submission,	Butler and Webb	-	26/6/2024 (Amended in Red by EDQ 19/1/2026)
Plans and documents previously approved on 7 March 2025				
1.	Cover Sheet	GJG Architects	2391-DA-1.0, Issue 6	28/01/2025
2.	Locality Plan	GJG Architects	2391-DA-1.1, Issue 6	28/01/2025
3.	Site Plan	GJG Architects	2391-DA-1.2, Issue 4	28/01/2025
4.	Ground Floor	GJG Architects	2391-DA-2.1, Issue 8	28/01/2025

				(Amended in Red by EDQ 13/02/2025)
5.	Level 1	GJG Architects	2391-DA-2.2, Issue 6	28/01/2025
6.	Typical Level	GJG Architects	2391-DA-2.3, Issue 6	28/01/2025
7.	Level 5 and Roof,	GJG Architects	2391-DA-2.4, Issue 6	28/01/2025
8.	MacArthur Ave Elevation	GJG Architects	2391-DA-3.1, Issue 7	28/01/2025
9.	Angora Road Elevation	GJG Architects	2391-DA-3.2, Issue 6	28/01/2025
10.	Karakul Road Elevation	GJG Architects	2391-DA-3.3, Issue 7	28/01/2025
11.	NW Elev. – From Neighbour	GJG Architects	2391-DA-3.4, Issue 6	28/01/2025
12.	Materials Elevations 1	GJG Architects	2391-DA-4.1, Issue 5	28/01/2025 (Amended in Red by EDQ 13/02/2025)
13.	Materials Elevations 2	GJG Architects	2391-DA-4.2, Issue 5	28/01/2025
14.	Materials Elevations 3	GJG Architects	2391-DA-4.3, Issue 5	28/01/2025
15.	Materials Elevations 4	GJG Architects	2391-DA-4.4, Issue 5	28/01/2025
16.	Explanatory Section 1	GJG Architects	2391-DA-5.1, Issue 6	28/01/2025
17.	Explanatory Section 2	GJG Architects	2391-DA-5.2, Issue 6	28/01/2025
18.	Massing Model	GJG Architects	2391-DA-6.1, Issue 7	28/01/2025
19.	Roundabout View	GJG Architects	2391-DA-6.2, Issue 6	28/01/2025
20.	Rear Corner View	GJG Architects	2391-DA-6.3, Issue 6	28/01/2025
21.	Angora Road View	GJG Architects	2391-DA-6.4, Issue 6	28/01/2025
22.	Shadow Study	-	2391-DA-7.1 Issue 5	28/01/2025
23.	Ext. Features East View	GJG Architects	2391-DA-8.1, Issue 4	28/01/2025
24.	Ext. Features West View	GJG Architects	2391-DA-8.2, Issue 4	28/01/2025
25.	Detail Blowups East	GJG Architects	2391-DA-8.3, Issue 4	28/01/2025
26.	Detail Blowups West	GJG Architects	2391-DA-8.4, Issue 4	28/01/2025
27.	Areas 1	GJG Architects	2391-DA-9.1, Issue 5	28/01/2025
28.	Areas 2	GJG Architects	2391-DA-9.2, Issue 3	28/01/2025
29.	Transport Impact Assessment	Rytenskind Traffic Engineering	24050, Version 3	3/10/2024 (Amended in Red by EDQ 13/02/2025)
30.	Civil Engineering Report	Acor Consultants	NA240703, Revision 02	22/7/2024 (Amended in Red by EDQ 14/02/2025)

Plans and documents previously approved on 2 December 2024				
31.	Geotechnical & Acid Sulfate Soils Investigation Report	Core Consultants	J002479-001-R-Rev0	7/8/2024
32.	Waste Management Plan	Universal Foodservice Designs	Revision 4	27/9/2024
33.	Acoustic Assessment Report	Cundall	1041450-RPT-AS-001	1/7/2024 (Amended in Red by EDQ)

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.

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.

- 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by Conditions 4 and 7.	Prior to commencement of use
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.
Planning and Design		
3.	Sustainability and Efficiency (Sufficient Ground) – Compliance Assessment a) Submit to EDQ DA for compliance assessment, the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 6 Leaf rating under the UDIA EnviroDevelopment rating tool: i) The EnviroDevelopment submission package prepared by a suitably qualified professional demonstrating how the building design achieves a minimum projected 6 Leaf	a) Prior to the commencement of works

PDA Development Conditions		
No.	Condition	Timing
	EnviroDevelopment rating, with suitable credit points buffer and contingency measures to address rating risk areas. ii) Submit evidence of project registration with the UDIA for a 6 Leaf rating. iii) Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve a 6 Leaf EnviroDevelopment rating. <i>Note: It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</i> b) Submit to EDQ DA, documentation obtained from the UDIA evidencing that the documentation submitted under a)i) is projected to achieve a 6 Leaf rating under the EnviroDevelopment tool, via the UDIA interim design review. Should changes to the documentation submitted under a)i) be required in response to UDIA feedback (to achieve a 6 Leaf rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ. c) Design, construct and operate the approved development generally in accordance with the submission projected to achieve a 6 Leaf rating by the UDIA interim review under b). d) Submit to EDQ DA evidence that the requirements of part c) of this condition have been met, including submission of the 6 Leaf EnviroDevelopment rating certification from the UDIA.	b) Prior to the commencement of building works c) Prior to commencement of use d) Within 12 months of the commencement of use or survey plan registration, whichever is the earliest.
4.	Compliance Assessment – On-site Landscaping Submit to EDQ DA for compliance assessment detailed landscape plans, certified by an AILA, for the development's on-site landscape works. The detailed landscape plans shall be generally in accordance with the approved plans and address the following: a) <u>Planting – Generally</u> Provide details, locations, pot size and all plant species to be utilised in the podium landscape.	For all parts of this condition, prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	b) <u>All Road Frontages</u> Provide details about the planting and maintenance of any planting on each road frontage, including: i) all proposed groundcover and shrub planting that is a maximum of 1.5m in height at maturity along these frontages; ii) all trees along the frontage to have a trunk clearance of a minimum of 3m; and iii) variety of heights of planting along the frontage.	
5.	Landscape Works – Construction a) Construct landscape works generally in accordance with the certified plans submitted under Condition 4. b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents. c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement use
Construction Management		
6.	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
7.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.	Minimum of 10 business days prior to proposed out of hours work commencement date
8.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.	At all times
9.	Certification of Operational Work for Contributed Assets	

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

PDA Development Conditions		
No.	Condition	Timing
	Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
10.	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: 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: 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. c) Carry out all construction work generally in accordance with the	a) Prior to commencing work b) During construction c) During

PDA Development Conditions		
No.	Condition	Timing
	CMP submitted under part a) of this condition.	construction
11.	Site Based Stormwater Management Plan Submit to EDQ a site based Stormwater Management Plan, certified by a RPEQ in accordance with PDA Guideline No. 13 Engineering standards. The Stormwater Management Plan report shall include the following: i) Preliminary design of plans and hydraulic calculations for the proposed stormwater drainage system. ii) Identify any stormwater runoff from/ to the development site. iii) Confirmation of easements that cover catch drains and swales. iv) Demonstrate that the stormwater drainage complies with MP 1.4 – Building over or near relevant infrastructure. v) Demonstrate that the site's minor flow stormwater runoff is conveyed to a lawful point of discharge. Demonstrate how surface flows in major events are managed as overland flow, directed by gravity to a lawful point of discharge and accord with QUDM's overland flow safety requirements. vi) Confirm that the stormwater quality devices are in accordance with the Brisbane City Council accepted requirements.	Prior to commencement of stormwater works
12.	Erosion and Sediment Management 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: 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
13.	Traffic Management Plan 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: 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,	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
14.	Construction Noise Management Plan 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: 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. 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 IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of	a) Prior to commencing work b) During construction c) As requested by EDQ

PDA Development Conditions		
No.	Condition	Timing
	the CNMP required under part a) of this condition.	
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 b) Prior to commencement of use
Site Works		
16.	Earthworks a) Submit to EDQ IS 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) Council's adopted standards; and iii) the approved plans The certified earthworks plans are to: i) Accord with the approved <i>Geotechnical & Acid Sulfate Soils Investigation Report, prepared by Core Consultants, dated 7 Aug 2024;</i> ii) accord with the Erosion and Sediment Control Plans, as required by Condition 8 – Erosion and Sediment Management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail how the adjoining road reserve, public infrastructure and private properties will not be compromised by the development; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: 1. ensure adjoining properties and roads are not	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and viii) 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 IS 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 c) Prior to commencement of use
17.	Acid Sulfate Soils 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). 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 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
18.	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: 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	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	approved plans; and iv) designed to ensure construction (and associated earthworks) will not compromise road reserve, public infrastructure and private properties. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	b) Prior to commencement of use c) Prior to commencement of use
19.	Streetscape Works a) Submit to EDQ IS detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed as stated below and generally in accordance with the following approved plans/ documents: i) Landscape Architectural DA Submission Plan Set, prepared by Butler and Webb as dated 26/6/2024 and amended in red by EDQ on 19/1/2026; ii) a minimum width of 1.5 metre footpath along Angora Road that connects to the existing footpaths on Karakul Road and Macarthur Avenue; and The certified drawings are to include, where relevant: iii) footpath treatments; iv) location and specifications of streetscape furniture; v) location and size of stormwater treatment devices; and vi) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of streetscape works b) Prior to commencement of use c) Prior to commencement of use
20.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ,	a) Prior to

PDA Development Conditions		
No.	Condition	Timing
	for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with: i) Council's adopted standards; ii) The approved Traffic Impact Assessment, prepared by Rytenskild Traffic Engineering, dated 3 October 2024; and iii) the approved plans The certified roadworks plans are to: i) include all roadworks modifications; ii) proposed 2 parking bays along Angora Road at the location shown in the approved Traffic Impact Assessment and approved plans must be constructed in accordance with Council standards and existing Council parking bays within the Streetscapes. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	commencing roadworks b) Prior to commencement of use c) Prior to commencement of use
21.	Road Infrastructure Support Batter Easement Submit to EDQ DA evidence that the Road Infrastructure Support Batter easement has been extinguished.	Prior to commencement of use
Traffic and Transport		
22.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a commercial Type B2 (8.1). b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to commencement of use
23.	Car Parking	

PDA Development Conditions		
No.	Condition	Timing
	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
24.	Electric Vehicle Provision a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and designed with regard to fire retardance and ventilation 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.	For all parts of this condition, prior to commencement of use
25.	Bicycle Parking - Staff Construct, sign and delineate 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
Utilities		
26.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Brisbane City Council's and Urban Utilities current adopted standards.	Prior to commencement of use
27.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Brisbane City Council's and Urban Utilities current adopted standards.	Prior to commencement of use
28.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) generally in accordance with the Site Based Stormwater Management Plan submitted under Condition 11; and	For all parts of this condition, prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) generally in accordance with Council's current adopted standards.	
29.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Stormwater management Plan as required by Condition 11 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
30.	Electricity a) Submit to EDQ IS 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.	For all parts of this condition, prior to commencement of use
31.	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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	For all parts of this condition, prior to commencement of use
32.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	For all parts of this condition, prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
33.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
Public Amenity		
34.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in Section 6 and 8 of the following approved document: i) Acoustic Assessment Report, prepared by Cundall dated 1/7/2024. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	For all parts of this condition, prior to commencement of use
35.	Outdoor Lighting 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>.	Prior to commencement of use
Infrastructure Contributions		
36.	Infrastructure Charges a) Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment b) Certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****