

Our ref: DEV-2026-WGB-4631

25 May 2026

PEDAKIL 3 PTY LTD
C/O Bplanned & Surveyed Pty Ltd
reza@bplanned.com.au

Dear Reza,

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 Material Change of Use for Multiple Dwelling (176 Dwelling Units)
Property Location:	893-899 Stanley Street East, and 10 Hampton Street, East Brisbane
Property Description:	Lot 61, 62, and 63 on RP11567, Lot 1 on RP116092, and Lot 60 on RP11567

On 25 May 2026, Economic Development Queensland (EDQ) decided to approve **all** 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 me at Carolyn.Mellish@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
**Director, New Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council

PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site address	893-899 Stanley Street East, and 10 Hampton Street, East Brisbane	
Lot on plan description	Lot number	Plan description
	61	RP11567
	62	RP11567
	63	RP11567
	1	RP116092
	60	RP11567
PDA Development Approval Details		
DEV Reference No.	DEV-2026-WGB-4631	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Building works ☐ 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	Development Permit for Material Change of Use for Multiple dwelling (176 Dwelling Units)	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	25 May 2026	
Currency Period	6 years from the Decision date	

Abbreviations and Definitions

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

BFP means Building Format Plan.

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

Contributed Asset means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- **External Authority** means a public-sector entity other than the MEDQ;
- **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- **Water Works** means carrying out any operational work related to the provision of water infrastructure.

Council means the relevant local government for the land the subject of this approval.

DCOP means the Woolloongabba PDA Development Contributions and Offsets Plan, as amended from time to time.

EDQ means Economic Development Queensland.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

QUDM means Queensland Urban Design Manual.

Abbreviations and Definitions

RPEQ means Registered Professional Engineer of Queensland.

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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) 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.

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.

Compliance Assessment				
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, use the online Customer Portal https://portal.edq.qld.gov.au/ or send to developmentservices@edq.qld.gov.au .				
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.				
Drawing / Document Name		Reference No.	Prepared By	Date
1.	Development Summary	DA-000	NMDS Architecture	17.03.2026
2.	Communal Open Space Area Diagram	DA-020	NMDS Architecture	17.03.2026
3.	Ground	DA-200	NMDS Architecture	17.03.2026
4.	Car Park Level 1	DA-201	NMDS Architecture	17.03.2026
5.	Car Park Level 2	DA-202	NMDS Architecture	17.03.2026
6.	Car Park Level 3	DA-203	NMDS Architecture	17.03.2026
7.	Level 4	DA-204, Rev 1	NMDS Architecture	11.05.2026
8.	Levels 5 - 6	DA-205, Rev 1	NMDS Architecture	11.05.2026
9.	Levels 7 - 19 (Altern.)	DA-206, Rev 1	NMDS Architecture	11.05.2026
10.	Levels 8 - 18 (Altern.)	DA-207, Rev 1	NMDS Architecture	11.05.2026
11.	Level 20	DA-208	NMDS Architecture	17.03.2026
12.	Roof Pln	DA-209	NMDS Architecture	17.03.2026
13.	North Elevation	DA-300	NMDS Architecture	17.03.2026
14.	East Elevation	DA-301	NMDS Architecture	17.03.2026
15.	South Elevation	DA-302	NMDS Architecture	17.03.2026
16.	West Elevation	DA-303	NMDS Architecture	17.03.2026
17.	Section AA	DA-400	NMDS Architecture	17.03.2026
18.	Section BB	DA-401	NMDS Architecture	17.03.2026
19.	Proposed Multi-unit Dwellings Stanley St East (893-899) and Hampton St (10), East	Job 26.041, Issue D	AGLA	Mar 2026, amended in red 25.05.206

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.				
Drawing / Document Name		Reference No.	Prepared By	Date
	Brisbane [Landscape Concept Plan]			
20.	Site Based Stormwater Management Report	Issue 1	Ensilon	19.03.2026, amended in red 25.05.2026
21.	Engineering Services Report	N/A	Ensilon	19.03.2026
22.	Transport Engineering Report	26BRT0011 – Revision 2	Colliers	20.03.2026, amended in red 25.05.2026
23.	Operational Waste Management Plan	26BRW0008 – Revision 2	Colliers	20.03.2026
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 these conditions.		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.	Truncation – Corner of Hampton Street and Stanley Street Dedicate as road reserve a 6m x 3-chord truncation at the corner of Stanley Street and Hampton Street, in accordance with the Infrastructure Design Planning Scheme Policy of the <i>Brisbane City Plan 2014</i> . The truncation is to be measured from new property boundaries established after road reserve dedication/s for verge widening.		Prior to commencement of use or BFP endorsement, whichever occurs first	

PDA Development Conditions		
No.	Condition	Timing
4.	Stanley Street Verge – Survey Confirmation or Road Widening – if required Submit to EDQ survey drawings to confirm that a minimum verge width of 3.75m is available on Stanley Street – the verge width is to be measured from the nominal face of the kerb to the property boundary. OR If such verge width is not available, dedicate land as road reserve along the Stanley Street frontage to achieve a minimum 3.75m wide verge, measured from the property boundary to the nominal face of kerb. The dedication is to be undertaken at no cost to Council or EDQ.	Prior to building works
5.	Hampton Street Verge – Road Widening Dedicate land as road reserve along the Hampton Street frontage of the land to achieve a minimum 3.75m wide verge – the verge width it to be measured from the property boundary to the nominal face of kerb. The dedication is to be undertaken at no cost to Council or EDQ.	Prior to commencement of use or BFP endorsement, whichever occurs first
6.	Streetscape Works – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed streetscape works drawings for proposed streetscape works, certified by a landscape architect registered with AILA, including a schedule of proposed Contributed Assets to be transferred to Council. The streetscape works are to be designed generally in accordance with the following, as a minimum, unless otherwise agreed to in writing by EDQ: i) the approved Landscape Concept Plan; ii) for works within Stanley Street, standards for a Sub-tropical Boulevard In-centre 3.75m verge, as specified in the Infrastructure Design Planning Scheme Policy of the <i>Brisbane City Plan 2014</i>; iii) for works within Hampton Street, standards for a Locality Street (Type 4), as specified in the Infrastructure Design Planning Scheme Policy of the <i>Brisbane City Plan 2014</i>;	a) Prior to commencement of streetscape works

PDA Development Conditions		
No.	Condition	Timing
	iv) Brisbane Standard Drawings, prepared by Brisbane City Council; v) AS1158 – ‘Lighting for Roads and Public Spaces,’ and Council standards. The certified drawings are to include, where relevant: i) footpath treatments; ii) location and specifications of streetscape furniture; iii) location and size of stormwater treatment devices; iv) street trees and plants, including species, size, location, and irrigation and maintenance systems, 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 ‘as constructed’ drawings and asset register in a format acceptable to Council. The information is to be certified by a suitably qualified landscape architect with AILA accreditation. <i>Note:</i> • EDQ will consult with Brisbane City Council as part of the assessment of material submitted pursuant to this condition. • Tree / landscape species may require revision to align with the Infrastructure Design Planning Scheme Policy. • The existing street tree is approved to be removed and replaced with new trees and landscaping as per the approved Landscape Concept Plan.	b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
7.	Landscape Works – Compliance Assessment a) Submit to EDQ for Compliance Assessment details of landscape works to establish and maintain all on-site landscaping in good health. The submission is to address the Landscape Design Planning Scheme Policy of the <i>Brisbane City Plan 2014</i> and include at minimum details of: i) planter depths; ii) soil / media; iii) drainage systems;	a) Prior to the commencement of above-ground works

PDA Development Conditions		
No.	Condition	Timing
	iv) maintenance arrangements. b) Install all landscape works in accordance with the documentation approved under part a) of this condition. c) Prepare a landscape management plan that includes the requirements and arrangements approved under part a) of this condition, and incorporate the management plan into the Building Management Statement/s associated with the development.	b) During construction c) Prior to the commencement of use or BFP endorsement, whichever occurs first
Construction Management and Engineering		
8.	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
9.	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. The out-of-hours work request must include a duly completed out-of-hours work request form. ³	Minimum of 10 business days prior to proposed out of hours work commencement date
10.	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
11.	Construction Management Plan a) Submit to EDQ 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	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	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; L. any out of hours work as endorsed via Compliance Assessment.	

PDA Development Conditions		
No.	Condition	Timing
	b) Maintain on site a current copy of the CMP submitted under part a) of this condition, and make the CMP available for inspection, if required. 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
12.	Erosion and Sediment Management	
	a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by an 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>; iii) Approved Stormwater Management Plan prepared by Ensilon dated 19/03/2026, as amended in red. 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 a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP is to 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 and cyclist movements, including alternative 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	v) ongoing monitoring, management review and certified updates (as required); 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 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; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; 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.	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
	c) Where requested by EDQ, submit to EDQ 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.	c) As requested by EDQ
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) and b) As required by the relevant asset owner / custodian, with all repairs to be completed prior to commencement of use or BFP endorsement, whichever occurs first
16.	Earthworks a) Submit to EDQ 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> ii) The approved plans and documents. 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 12 – 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;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	v) provide details of any areas where surplus soils are to be stockpiled; vi) 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 RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of any 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>). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ 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.	a) Prior to commencing works b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
18.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ an ASS Investigation Report and Management Plan. The report is to identify potential impacts associated with soil disturbance and demonstrate how those impacts will be appropriately avoided, minimised or managed. The ASS Investigation Report and Management Plan is to be prepared in accordance with: i) Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines, Version 5.1 (2024); ii) National acid sulfate soil sampling and identification methods manual and National acid sulfate soils identification and laboratory methods manual, including use of Australian Standard AS 4969 where applicable; iii) State Planning Policy (SPP) and supporting State Interest Guidelines – Water Quality (as in effect at time of assessment). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Investigation Report and Management Plan submitted under part a) of this condition. c) Submit to EDQ a Validation Report, certified by a suitably qualified environmental or soil scientist, demonstrating that all earthworks and treatment measures 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) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Contaminated Land Where on-site contaminated land is encountered, submit to EDQ 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:</i> - For the purpose of this condition a suitably qualified person is defined in the EP Act. - A list of approved auditors can be found at the following website:	Prior to commencement of building works

PDA Development Conditions		
No.	Condition	Timing
	https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement	
20.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with parts a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Vehicular Priority – Internal Ramp a) Submit to EDQ a statement and drawings prepared by a RPEQ outlining how the proposed development prioritises incoming traffic over outgoing traffic in the location shown on drawing number 26BRT0011-04, contained in the approved Traffic Engineering Report, as amended in red 25.5.2026. b) Construct the development in accordance with the statement and drawings submitted under part a) of this condition.	a) Prior to the commencement of building works b) During construction
22.	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 certification from a RPEQ that 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
23.	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 EDQ. b) Submit to EDQ 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

PDA Development Conditions		
No.	Condition	Timing
24.	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
25.	Sewer Connection Connect the development to the existing sewer network, generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	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; b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Stormwater Management (Quality) a) Submit to EDQ detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with the approved Stormwater Management Plan, prepared by Ensilon dated 19.03.2026, as amended in red, ensuring any stormwater quality proprietary device is SQIDEP certified. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ certification from a RPEQ 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 or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
28.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system, designed generally in accordance with: i) Brisbane City Plan 2014, Stormwater Code and Planning Scheme Policies; ii) the Queensland Urban Drainage Manual (QUDM); iii) Approved Stormwater Management Plan prepared by Ensilon dated 19.03.2026, as amended in red. The submission is to provide a stormwater discharge assessment generally addressing QUDM performance criteria, including peak discharge per kerb adaptor, cumulative flow within the road channel and potential for nuisance, erosion or safety impacts. Where flows exceed acceptable thresholds, redesign may be required to redistribute flows, reduce peak discharge or connect to a lawful point of discharge via piped system, as per the outcomes of the stormwater discharge assessment. Should the historic foul water line traversing the site be discovered and found to be operational, further investigation will be required to demonstrate its function and service to any existing lots is not affected and/or is addressed through engineering drawings and designs. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Air Quality Impact Assessment and Mitigation Report a) Submit to EDQ an Air Quality Impact Assessment and Mitigation Report, prepared and certified by a suitably qualified and experienced person. The report is to be prepared in compliance with the Air Quality Planning Scheme Policy of the <i>Brisbane City Plan 2014</i>, and is to identify any measures required to achieve compliance with the policy.	a) Prior to commencement of building works

PDA Development Conditions		
No.	Condition	Timing
	b) Design and construct the development to achieve compliance with the recommendations of the Air Quality Impact Assessment and Mitigation Report submitted under part a) of this condition. c) Submit to EDQ, certification from a suitably qualified and experienced person that the development complies with the recommendations of the Air Quality Impact Assessment and Mitigation report submitted under part a) of this condition.	b) As stated c) Prior to the commencement of the use or BFP endorsement, whichever occurs first
30.	Acoustic Impact Assessment and Mitigation a) Submit to EDQ an Acoustic Impact Assessment and Mitigation Report, prepared and certified by a suitably qualified and experienced person. The report is to be prepared in compliance with: i) <i>Brisbane City Plan 2014</i>, Noise Impact Assessment Planning Scheme Policy; ii) <i>Australian Standard AS2107 "Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors"</i> using the methods set out in <i>Australian Standard AS3671 "Acoustics – Road Traffic Noise Intrusion Building Siting and Construction"</i> by demonstrating that the design for all proposed accommodation units, affected by Road traffic noise achieve the relevant internal maximum design sound levels. b) Design and construct the development to achieve compliance with the noise criteria the Acoustic Impact Assessment and Mitigation Report submitted under part a) of this condition. c) Submit to EDQ certification from a suitably qualified and experienced person that the development complies with the noise criteria identified under part a) of this condition.	a) Prior to commencement of building works b) During construction c) Prior to the commencement of the use or BFP endorsement, whichever occurs first
31.	Wind Impact Assessment Report a) Submit a pedestrian wind assessment report certified by a suitably qualified person. The report is to demonstrate compliance with:	a) Prior to commencing building works

PDA Development Conditions		
No.	Condition	Timing
	i) AS/NZS 1170.2 (Structural design actions – Wind actions); ii) Recognised pedestrian wind environment guidelines, including the Lawson comfort and safety criteria. b) Design and construct the development in accordance with the recommendations of the wind impact assessment report submitted under part a) of this condition.	b) Prior to commencement of use
32.	Electricity a) Submit to EDQ 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
33.	Telecommunications and Broadband a) Submit to EDQ 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, and that the development will be connected to National Broadband Network (NBN) in accordance with NBN Design and Build Guidelines. 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
34.	Outdoor Lighting Design, construct, and maintain all outdoor lighting on site in accordance with: a) <i>AS/NZS 4282:2023 – Control of the obtrusive effects of outdoor lighting;</i> b) <i>Australian Standard AS1158 Lighting for Roads and Public Spaces.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
35.	Refuse Collection a) Submit to EDQ 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 or BFP endorsement, whichever occurs first b) At all times following commencement of use
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.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Infrastructure Contributions		
37.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Certified construction plans detailing the GFA are to 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 ****