

Our ref: DEV-2025-BNH-4174

4 June 2026

Cintra Property Pty Ltd
C/- Mecone
Att: Mr Phil Cristaldi
Level 2 / 235 Edward Street
BRISBANE CITY QLD 4000

Email: pcristaldi@mecone.com.au

Dear Mr Cristaldi

Changed PDA Decision Notice

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

Priority Development Area (PDA): Bowen Hills PDA

PDA Development Approval: Development Permit for Staged Development – Stage 1: Material Change of Use for multiple dwelling (60 dwelling units), office and shop (316 sqm) and Building Work for partial demolition and extension works to a heritage place; and Stage 2: Material Change of Use for multiple dwelling (62 dwelling units)

Property Location: 23-39 Abbotsford Road, Bowen Hills QLD 4006

Property Description: Lot 1 on SP 287744

On 4 June 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 Jocelyn Bowyer on (07) 3214 9579 or by email at Jocelyn.bowyer@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	23-39 Abbotsford Road Bowen Hills, QLD 4006	
Lot on plan description	Lot number	Plan description
	Lot 1	SP287744
PDA Development Approval details		
DEV Reference No.	DEV-2025-BNH-4174	
Original Approval details	PDA Development Approval for Staged Development – Stage 1: Material Change of Use for multiple dwelling (60 dwelling units), office and shop (316 sqm) and Building Work for partial demolition and extension works to a heritage place; and Stage 2: Material Change of Use for multiple dwelling (62 dwelling units).	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Updated architectural plans • Inclusion of approved landscape plans • Updated organisational names	
Original decision date	4 September 2020	
1 st Change to approval date	13 December 2023	
2 nd Change to approval date	7 February 2025	
3 rd Change to approval date	4 June 2026	
Currency Period	Stage 1: 30 November 2026** Stage 2: 30 November 2027** **This is as per currency period extension decided by EDQ on 22 September 2023, and includes the 2-year currency period extension as per the Covid-19 Applicable Event declaration made by the MEDQ pursuant to s171N of the <i>Economic Development Act 2012</i>	
Assessment Team		
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner	
Manager	Julie-Anne Dawson	

Engineer	Vikum Perera, Senior Engineer
Delegate	Beatriz Gomez, Director

Approved plans and documents

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

Plan/Document Name		Reference No.	Prepared By	Date
1.	GAP Basement 2	AR-2001 RevD	DKO Architecture	22/04/2026
2.	GAP Basement 1	AR-2002 RevD	DKO Architecture	22/04/2026
3.	GAP Ground Floor	AR-2003 RevD	DKO Architecture	22/04/2026
4.	GAP Level 1	AR-2004 RevD	DKO Architecture	22/04/2026
5.	GAP Level 2	AR-2005 RevD	DKO Architecture	22/04/2026
6.	GAP Level 3	AR-2006 RevD	DKO Architecture	22/04/2026
7.	GAP Level 4	AR-2007 RevD	DKO Architecture	22/04/2026
8.	GAP Level 5	AR-2008 RevD	DKO Architecture	22/04/2026
9.	GAP Level 6	AR-2009 RevD	DKO Architecture	22/04/2026
10.	GAP Level 7	AR-2010 RevD	DKO Architecture	22/04/2026
11.	GAP Level 8	AR-2011 RevD	DKO Architecture	22/04/2026
12.	GAP Roof Plan	AR-2012 RevD	DKO Architecture	22/04/2026
13.	General Elevations	AR-3000 RevD	DKO Architecture	22/04/2026
14.	Sections – Minor Change	AR-3100 RevD	DKO Architecture	22/04/2026
15.	Cover Sheet	2303400 - LA-DMLA-CS01	Dunn Moran Landscape Architecture	24/04/2026
16.	Landscape Sections	2303400 - LA-DMLA-LS01	Dunn Moran Landscape Architecture	24/04/2026
17.	Landscape Sections	2303400 - LA-DMLA-LS02	Dunn Moran Landscape Architecture	24/04/2026
18.	External works plan sheet 1 - Ground plane	2303400 - LA-DMLA-EW01	Dunn Moran Landscape Architecture	24/04/2026
19.	External works plan sheet 2 - Ground plane	2303400 - LA-DMLA-EW02	Dunn Moran Landscape Architecture	24/04/2026
20.	External works plan sheet 2 – Roof terraces	2303400 - LA-DMLA-EW03	Dunn Moran Landscape Architecture	24/04/2026

Plans and documents previously approved on 7 February 2025				
1.	Intersection Plan	FS10	Plus Architecture	20/04/2020 (As amended in Red 7 November 2023)
Plans and documents previously approved on 4 September 2020				
1.	Heritage House (Pages 32-38)	n/a		24/01/2020 (As Amended in Red 4/09/2020)

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 developmentservices@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General / Planning		
1.	Carry out the approved development Carry out the development in accordance with the approved plans, drawings and documents.	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
2.	Staging The staging of the development is to be undertaken in accordance with the approved plans, drawing and documents.	At all times
3.	Maintain the approved development Maintain each stage of the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings and documents, and any relevant Council engineering or other approval required by the conditions.	At all times while the use remains on the site
4.	Certification of Operational Works All operational work carried out under this approval must comply with the requirements of the CPM.	At all times
Work on the Heritage Place (Abbotsford)		
5.	Compliance assessment - Nominated Heritage Architect a) Submit, to EDQ Development Services, for compliance assessment details (including name, qualifications, experience	

PDA Development Conditions		
No.	Condition	Timing
	and requisite insurance) of a suitably qualified Heritage Architect who will be responsible for certifying and supervising the work under the conditions of this approval. b) The Heritage Architect nominated under Part a) of this condition must be a natural person and not a company and hold professional indemnity insurance from an Insurance Company for not less than \$1,000,000. c) In certifying and supervising the work, the Heritage Architect, endorsed by EDQ under part a) of this condition, is confirming that the work is being undertaken in accordance with this approval, good heritage conservation practice and the Burra Charter of Australis ICOMOS. d) A fresh application must be submitted to EDQ for compliance assessment under this condition if it is proposed to change the Heritage Architect, endorsed by EDQ under part a) of this condition, prior to the completion of the works under part b) of Condition 6 of this approval.	a) Within 10 business days of the date of approval b) - d) At all times
6.	Work on the Heritage Place (Abbotsford) a) Carry out all work on the Heritage Place (Abbotsford), including shoring, protection, preservation, reconstruction and adaptation work in Stage 1 of the development and in accordance with the approved plans, drawing and documents, documents and plans endorsed under condition of this approval, good heritage conservation practice and the Burra Charter of Australia ICOMOS. b) All work undertaken in, on, under or within 20 metres of the Heritage Place (Abbotsford) must be certified and supervised by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval.	At all times
7.	Security a) Provide to the MEDQ security, in the form of a Bank Guarantee or Insurance Bond from an Approved Security Provider on terms acceptable to the MEDQ, equivalent to the cost of installing and appropriately maintaining the weatherproofing so as to maintain the Heritage Place (Abbotsford) in accordance with Condition 10 (Interim weatherproofing of the Heritage Place) of this approval. b) Provide to the MEDQ security, in the form of a Bank Guarantee or Insurance Bond from an Approved Security Provider on terms acceptable to the MEDQ, equivalent to the cost of structurally reinstating the Heritage Place (Abbotsford) and reconstructing the front and side verandah structures and associated ancillary	a) Within 30 business days of the date of approval b) 50% by Feb 2021. Remaining 50% by August 2021 or prior to onsite works commencing.

PDA Development Conditions		
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	works (original built form) as required by Condition 17 of this approval. The value of the security is to be set based on an agreed schedule of works and an estimate of cost provided by a suitably qualified and experienced quantity surveyor and endorsed by EDQ.	
8.	Calling in the Security The security under Condition 7 (Security) of this approval shall be called in if: i) The weatherproofing is not appropriately maintained in accordance with Condition 10 (Interim weatherproofing of the Heritage Place) of this approval or ii) Rectification work required under Condition 10 (Interim Weatherproofing of the Heritage Place), Part b) of this approval are not carried out as required or iii) Reconstruction work under Condition 17 of this approval are not completed in accordance with the conditions and currency period of this approval.	At any time
9.	Insurance Provide to the MEDQ a certificate of currency for insurance issued by an Insurance Company in respect of all risks to the Heritage Place (Abbotsford) in an amount equal to the replacement value of the Heritage Place. The replacement value of the Heritage Place is to be determined by a suitable qualified and experience quantity surveyor and certified by the Heritage Architect endorsed under Condition 5 of this approval.	Prior to commencing any work on the site
10.	Interim weatherproofing of the Heritage Place a) Facilitate a joint on-site inspection of the inside and outside of the Heritage Place (Abbotsford) between the Heritage Architect endorsed by EDQ under Condition 5 (Nominated heritage Architect) of this approval and a Heritage Architect representing EDQ to confirm that the existing weatherproofing of the Heritage Place is – i) Adequate to protect the Heritage Place from weather ii) Not causing damage from trapped moisture.	a) Within 25 business days of this approval b) Within 10 bd of the inspection and identification of any

PDA Development Conditions		
No.	Condition	Timing
	b) Undertake any rectification works to the weatherproofing that are required to address any issues / inadequacies identified during the inspection undertaken under Part b) of this condition of approval. c) Maintain the weatherproofing on the Heritage Place until the reconstruction and conservation works are completed in accordance with the approved plans and documents and the Heritage Place reaches 'lock up' stage.	inadequacies or moisture damage c) Until reconstruction and conservation work commence
11.	Submit to MEDQ Submit, to EDQ Development Services, evidence from an RPEQ that the Heritage Place (Abbotsford) is structurally sound in its current location and given its current temporary support arrangements.	Within 20 business days of this approval and prior to the on-site inspection required by Condition 10 of this approval
12.	Dilapidation report Submit, to EDQ Development Services, for compliance assessment a dilapidation report prepared by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, and certified by an RPEQ, documenting the current structural and heritage condition of the Heritage Place, including any recommendations for maintaining the interim weatherproofing under Condition 10 (Interim weatherproofing of the Heritage Place) of this approval. The report must be prepared based on a joint on-site inspection of the inside and outside of the Heritage Place (Abbotsford) between the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval and a Heritage Architect representing EDQ.	Within 40 business days of this approval.
13.	Quarterly inspection reports a) Submit, to EDQ Development Services, for compliance assessment quarterly reports benchmarking the condition of the Heritage Place against the dilapidation report under Condition 12 (Dilapidation report) of this approval and demonstrating that its structural and heritage integrity has not deteriorated. All reports must be based on an inspection of the building by both the REPQ and Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, carried out no more than 10 business days prior to submission of the report to the MEDQ under Part b) of this condition. b) Undertake any rectification work identified as necessary during the inspection under Part b) of this condition	a) Every 3 months from the date of the dilapidation report submitted under Condition 12 of this approval. b) Within 10 business days of identification

PDA Development Conditions		
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		of the necessary rectification work
14.	Notice to EDQ - Notification of planned removal of interim weatherproofing prestart meeting a) The Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval is to provide written notice to EDQ Development Services of the planned date for removal of the interim weatherproofing via email to EDQ. b) The Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval is to request and attend a pre-arranged on-site prestart meeting with EDQ Development Services prior to the planned removal of the interim weatherproofing and commencement of the approved reconstruction and conservation work.	a) A minimum of 10 business days before the planned removal of the interim weatherproofing and commencing the reconstruction and conservation work b) A minimum of 2 business days before the planned removal of the interim weatherproofing
15.	Compliance assessment – Colour scheme a) Submit, to EDQ Development Services, for compliance assessment details of the colour scheme for the Heritage Place (Abbotsford). b) Submit, to EDQ Development Services, certification from the Heritage Architect endorsed by EDQ under Condition 5 of this approval confirming the colour scheme applied to the Heritage Place (Abbotsford) is in accordance with the detailed endorsed under Part a) of this condition.	a) Prior to commencing building work on the Heritage Place (Abbotsford) b) Prior to commencement of use
16.	Compliance assessment – Conservation, restoration and reconstruction work a) Submit, to EDQ Development Services, for Compliance Assessment detailed plans and information certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, which document the works involved with the conservation, restoration and reconstruction of the Heritage Place (Abbotsford). b) Undertake the conservation, restoration and reconstruction work to the Heritage Place (Abbotsford) in accordance with the endorsed plans and information required by Part a) of this condition.	a) Within 80 business days of the date of this approval and before any works on the Heritage Place (Abbotsford) b) and c) Prior to commencing the use

PDA Development Conditions		
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	c) Submit, to EDQ Development Services, 'As Constructed' plans prepared by a RPEQ Structural Engineer, certifying by the Heritage Architect endorsed by EDQ under Condition 5 of this approval, confirming that the conservation, restoration and reconstruction work has been undertaken in accordance with the endorsed plans and information required by Part a) of this condition.	
17.	Compliance assessment - Reconstruction of the original front and side verandahs a) Submit to EDQ Development Services for Compliance Assessment detailed plans and information certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, documenting the work involved to reconstruct the original front and side verandahs of the Heritage Place (Abbotsford). b) Reconstruct the original front and side verandahs in accordance with the endorsed drawings required by part a) of this condition. c) Submit, to EDQ Development Services, 'As Constructed' plans certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval certifying that the reconstruction work has been undertaken in accordance with the endorsed plan required by part a) of this condition. <i>Note: Part iii) of Condition 8 (Calling in Security), provides for the MEDQ to call in the security held in relation to the reconstruction of the original front and side verandahs if the reconstruction works are not completed in accordance with the conditions and currency period of this approval.</i>	a) Within 80 business days of the date of this approval and before any works on the Heritage Place (Abbotsford) b) Prior to approval of a plan of subdivision for, or commencing the use of, Stage 1 - whichever is sooner c) Prior to approval of a plan of subdivision for, or commencing the use of, Stage 1 - whichever is sooner
18.	Compliance assessment - Work involving demolition a) Submit to EDQ Development Services for compliance assessment plans and written details, certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, of any proposed demolition works to the inside or outside of the Heritage Place (Abbotsford). These plans and details are to: i) document all elements of the Heritage Place (including, but not limited to flooring, walls, ceilings, windows, doors, cabinetry, roofing, stairs, cladding, verandahs etc) proposed to be partially or fully demolished	a) Before undertaking any (including partial) demolition work to the Heritage Place (Abbotsford)

PDA Development Conditions		
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	ii) including photographs of the elements proposed to the partially or fully demolished iii) for those elements proposed to be partially demolished, full details of the element and identification (including photographs) of the part to be demolished iv) provide the reasons why the element needs to be partially or fully demolished. b) Undertake the works in accordance with the endorsed plans and documents. c) The works must be overseen on site by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval. d) Submit to EDQ documentation, certified by the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval, that the full and partial demolition work undertaken to the Heritage Place were undertaken in accordance with the endorsed plans and documents.	b) and c) At all times d) Within 5 business days of any demolition work
19.	Compliance assessment - Structural management and protection a) Submit to EDQ Development Services for Compliance Assessment a Structural Management and Monitoring Plan (SMMP) for the Heritage Place (Abbotsford), certified by a RPEQ and the Heritage Architect endorsed by EDQ under Condition 5 (Nominated Heritage Architect) of this approval. A separate SMMP must be endorsed for each Stage of development. The SMMP must detail / provide: i. all work to be undertaking in, on, under and within 20 metres of the Heritage Place (Abbotsford); ii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; iii. mitigation measures to protect the Heritage Place (Abbotsford), including any proposed hoarding (ultimate) and structural augmentation from the shoring of adjacent basements; iv. a comprehensive monitoring strategy and methodology for the Heritage Place in the context of the proposed construction activities and methodologies v. a Maintenance and Security Plan for the Heritage Place (Abbotsford) during the works vi. any temporary works required to support (shore up) the Heritage Place (Abbotsford) and how any damage from	a) Before starting work for each stage

PDA Development Conditions		
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	these temporary works will be identified, rectified and reported to EDQ; vii. where steel bracing will come into contact with building fabric and how and where neoprene pads will be installed to mitigate any impacts from this contact viii. any additional structural bracing required to be installed but not documented in the approved plans and documents referenced in this approval ix. any necessary fire protection services required to the Heritage Place x. how emergency power/water will be retained at the Heritage Place during construction to protect the structure from fire, damage and vandalism xi. strategies to mitigate the Heritage Place from potential impacts associated with common site activities during construction including unnecessary and unregulated access, the storage of material, use of the Heritage Place as a place of refuse and “smoko”. b) Each SMMP must be certified by a RPEQ and accompanied by a detailed engineering drawings and geotechnical report, demonstrating that the heritage buildings are adequately protected from damage during demolition and other site works c) Undertake monitoring generally in accordance with the certified methodology/program required under part a) of this condition. d) On request, submit to the EDQ survey monitoring results and an accompanying report certified by a RPEQ. e) Construct the stage of works strictly in accordance with the applicable endorsed SMMP required under part b) of this condition. f) Complete make good provisions as specified in the endorsed SMMP under part a) of this condition g) Submit to the EDQ DA Engineering ‘as-constructed’ plans certified by a RPEQ or suitably qualified professional, of any	b) Prior to lodging for compliance assessment under Part a) of this condition c) At all time during construction activities for both stages d) During construction activities for both stages and up to 12 months following completion of construction of each stage e) At all times f) and g) Within 3 months of completion of works for each stage, commencing the use or endorsement of plans of subdivision for the stage,

PDA Development Conditions		
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	mitigation measures, structural augmentation, repairs performed to heritage buildings.	whichever comes first.
Architecture and Design		
20.	Compliance assessment - External building details for buildings other than the Heritage Place (Abbotsford) a) Submit to EDQ Development Services for compliance assessment details of the building, facade materials, colours and finishes generally consistent with the approved plans. b) Construct the development in accordance with the endorsed details.	a) Prior to commencing building work for each stage b) Prior to commencement of use
Landscape and Environment		
21.	Interim grassing of site – entire site a) The whole of the site must be adequately grassed to prevent soil and dust nuisance on and from the site. b) The site is to remain adequality grassed until such time as a Pre-Start meeting has been conducted with EDQ.	a) Within 60 days of this approval b) Until the pre-start meeting for Stage 1 has been conducted with EDQ, unless evidence is provided to EDQ (Development Services) that approved construction work will commence on the site within 60 days of the date of this approval
22.	Works (including interim landscaping works for Stage 2) a) Submit to EDQ Development Services detailed landscape plans, including interim landscape work for Stage 2, certified by an AILA registered Landscape Architect for improvement works within the proposed development generally in accordance with the approved plans. b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencing the landscape work for each stage b) Prior to commencing the use of each stage and to be maintained

PDA Development Conditions		
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	c) Provide verification by an AILA registered Landscape Architect that the works have been completed generally in accordance with the plans endorsed under part a) of this condition.	c) Prior to commencing the use of each stage
23.	Site Management of Stage 2 a) The area identified as Stage 2 on the approved plans is to be used and managed in accordance with the Construction Management Plan to appropriately mitigate pollution and nuisance impacts. b) The area identified as Stage 2 is to be reinstated with grass. c) The area identified as Stage 2 is to remain adequately grassed	a) At all times, including during construction of Stage 1 b) Prior to commencing the use of Stage 1 c) Until a Pre-start meeting has been conducted with EDQ for Stage 2.
24.	Acoustic treatments a) Submit to EDQ DA Engineering an updated noise assessment report, certified by a RPEQ, that includes noise mitigation assessment for air-conditioning and other on-site mechanical plant. b) Undertake acoustic treatments to the development in accordance with the recommendations in the updated report submitted in part a).	a) Prior to commencing site work for each stage b) Prior to commencing the use of each stage
25.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ DA Engineering an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencing and during site works of each stage b) Prior to commencing the use of each stage
26.	Erosion and Sediment Management a) Submit to EDQ DA Engineering an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally	a) Prior to commencing site work of each stage

PDA Development Conditions		
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	in accordance with Council's <i>"Erosion and Sediment Control Standard"</i> (Version 9 or later). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction work for each stage
Sustainability		
27.	Sustainable design a) Design and construct the development to achieve an average NatHERS rating of 7.5 stars. b) Submit to EDQ Development Services written evidence, from a suitably qualified sustainability professional, that the development has been designed and constructed to meet part a) of this condition.	a) Prior to commencing building work for each stage b) Prior to commencing the use of each stage
28.	Affordable Housing Submit to EDQ Development Services evidence to substantiate that each stage of the development delivers a minimum of 5% of the housing stock as affordable in accordance with EDQ Guideline no.16 Housing. The evidence must identify the affordable price point and the corresponding residential dwelling.	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
29.	Accessible Housing Submit to EDQ Development Services evidence demonstrating that each stage of the development delivers 10% accessible units in accordance with EDQ Guideline no. 02 Accessible housing. The evidence is to clearly identify the accessible units within the stage.	Prior to MEDQ's approval of a plan of subdivision for, or commencing the use of, each Stage - whichever is sooner
Site management		
30.	Managing complaints a) Submit to EDQ DA Engineering a manual documenting the processes and procedures to manage complaints, including escalation, resolution and notification. b) Install a legible and visible sign on the Abbotsford Road frontage of the site, providing a 24 /7 contact name and phone number in the case of a complaint related to construction activities under this approval.	a) Prior to commencing work for the stage b) At least 10 business days prior to commencing work for the stage
Engineering		

PDA Development Conditions		
No.	Condition	Timing
31.	Construction Management Plan a) Submit to EDQ DA Engineering a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. iv. a site layout plan superimposed on the road plan identifying the areas to be affected by the construction and access activities; v. loading and unloading locations for materials; vi. on-site storage and placement of materials, structures, plant and equipment on site, from time to time; vii. if applicable, any proposed arrangement utilising any part of the road reserve for construction related activities; viii. location of proposed external hoardings (ultimate) and gantries; ix. location of perimeter fencing; x. if required, contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and xi. management of waste for the all works xii. including hazardous waste storage and transportation prepared by the Principal Site Contractor. b) The CMP must be current and available on the site. c) Undertake all work in accordance with the CMP.	a) Prior to commencing site work for each stage b) and c) At all times during construction
32.	Traffic Management Plan a) Submit to EDQ DA Engineering a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours;	a) Prior to commencing site work for each stage

PDA Development Conditions		
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	ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). vi. a haulage management plan endorsed by Council. b) The TPM must be current and available on the site. c) Undertake all works in accordance with the certified TMP.	b) and c) At all times during construction
33.	Construction noise management plan a) Submit to EDQ DA Engineering, 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 in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ DA Engineering 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.	a) Prior to commencement of works of each stage b) At all times during construction c) As indicated
34.	Structural Monitoring and Vibration a) Submit to EDQ Development Services a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:	a) Prior to commencing site work for each stage

PDA Development Conditions		
No.	Condition	Timing
	i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, including: 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 Council, Urban Utilities, DES has reviewed the monitoring procedure for works adjacent to the Heritage place and public Infrastructure; v) proposed anchoring, including: 1. whether anchors are temporary or permanent; 2. anchors' lifespan; 3. consent from affected landowners and asset owners; vi) dilapidation survey for all surrounding assets and details of on-going monitoring of these assets.	
	b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) At all times during construction
35.	Filling and Excavation a) Submit to EDQ DA Engineering detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>"Guidelines on Earthworks for Commercial and Residential Development"</i>. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing site work for each stage b) Prior to commencing the use of each stage

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DA Engineering, certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencing the use of each stage
36.	Shoring a) Submit to EDQ Development Services a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified RPEQ (geotechnical). The GSDR must include: i) confirmation works are designed to meet the following Australian Standards: 1. AS1726 Geotechnical Site Investigation; 2. AS2159 Piling - Design and Installation; 3. AS4678 Earth Retaining Structures; ii) an investigation plan detailing required geotechnical investigations including laboratory testing and intended purpose of investigations; iii) an analysis of existing geological conditions, including the stratigraphy, groundwater level, excavatability and profiling; iv) a table detailing geotechnical design parameters used to undertake detailed design; v) 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; vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development; vii) a dilapidation survey of each Heritage Place located within 50m of works associated with the approved development; viii) an assessment detailing: 1. potential construction impacts to public utilities located within 20m of works associated with the approved development 2. how potential impacts will be avoided and mitigated; ix) 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); x) 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	a) Prior to commencing site work for each stage

PDA Development Conditions		
No.	Condition	Timing
	stress and groundwater levels during temporary and permanent stages of work); and assessment of the installation of the retention system on adjacent properties; xi) design drawings and technical specifications, including any temporary and permanent structures; b) Undertake all Works in accordance with the GSDR certified under part a) of this condition. c) Submit to EDQ DA Engineering certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material	b) Prior to commencing the use of each stage c) Prior to commencing the use of each stage
37.	Temporary Rock and Ground Anchors a) Submit to EDQ Development Services a Temporary Rock and Ground Anchor Report (TRGAR), certified by a RPEQ [civil/geotechnical]. The TRGAR must include: - detailed engineering drawings detailing the locations and specifications of rock and ground anchors; - where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road managers and/or landowner(s); - RPEQ [geotechnical] certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ [geotechnical] certification must consider the effects of the load imposed pressure bulb: - prior to the de-stressing of the temporary ground anchors; and - upon completion of the building; b) Construct the approved development in accordance with the certified TRGAR required under part a) of this condition. c) Submit to the EDQ DA Engineering, RPEQ [civil/geotechnical]: - certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition - 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:	a) Prior to commencing work b) At all times during construction c) Within 20 business days of completing work involving rock and ground anchors

PDA Development Conditions		
No.	Condition	Timing
	1. 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); 2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; 3. construction methodology used during installation and the results of any tests; 4. surveyed location of the following plotted on the shoring plan and wall sections: A) existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings); B) existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and C) existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors. d) Submit to EDQ DA Engineering, RPEQ [civil/geotechnical] certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.	d) Within 20 business days of completing of work involving rock and the destressing of the ground anchors
38.	Compliance Assessment - Out-of-Hours Works a) Submit to EDQ DA Engineering for compliance assessment, all requests for Out-of-Hours construction works. Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information: i. reason for the request; ii. site plan(s), where applicable; iii. demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours; iv. potential adverse impacts and proposed mitigation strategies/measures; and v. a community engagement strategy and outcomes therefrom. b) Undertake all works generally in accordance with the approval obtained under part a) of this condition	a) At all times b) At all times
39.	Vehicle Access Design and construct vehicle crossovers, including entry/exit signage, generally in accordance with the approved plans and with Council's adopted standards.	Prior to commencing the use of each stage and to be maintained
40.	Compliance Assessment - Car Parking	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ Development Assessment for compliance assessment a vertical geometry assessment prepared by a suitably qualified RPEQ for the vehicle exit ramp onto Abbotsford Road. The assessment must confirm proposed grade changes are acceptable for the largest design vehicle intended to use the ramp. b) Provide delineated and signed all car parking spaces generally in accordance with the approved plans and documents. c) Car parking spaces are to be designed in accordance with <i>AS2890.1 – 2004 – Off Street Car Parking</i>.	a) Prior to commencement of building works - Parts b) and c) Prior to commencing the use of each stage and to be maintained
41.	Bicycle Parking a) Provide delineated and signed bicycle parking spaces generally in accordance with the approved plans and documents. b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.	Prior to commencing the use of each stage and to be maintained
42.	Refuse collection a) Submit to EDQ DA Engineering evidence of approved refuse collection arrangements, from Council and/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 site works of each stage b) At all times following commencement of use for each stage
43.	Sewer a) Submit to EDQ DA Engineering a Sewer Network Analysis, endorsed by UU, that the site can be serviced by sewer. b) Submit to EDQ DA Engineering detailed engineering plans, certified by an RPEQ, to upgrade the existing sewer reticulation, in accordance with part a) of this condition. c) Construct the upgraded sewer system and connections in accordance with the certified plans required in part (b) of this condition. d) Submit to EDQ DA Engineering 'As Constructed' drawings certified by an RPEQ in a format acceptable to UU confirming all works have been completed in accordance with the certified plans.	a) Prior to commencing site work for Stage 1 b) Prior to commencing sewer work for each stage c) Prior to commencing the use of each stage d) Prior to commencing the use of each stage

PDA Development Conditions		
No.	Condition	Timing
	e) Connect the approved development to the sewer reticulation network generally in accordance with UU current adopted standards.	e) Prior to commencing the use of each stage
44.	Water a) Submit to EDQ DA Engineering a Water Network Analysis, endorsed by QUU that the site can be serviced by water. b) Submit to EDQ DA Engineering detailed engineering plans, certified by an RPEQ, to upgrade the existing water reticulation, in accordance with part a) of this condition. c) Construct the upgraded water system and connections in accordance with the certified plans required in part (b) of this condition. d) Submit to EDQ DA Engineering 'As Constructed' drawings certified by an RPEQ in a format acceptable to UU confirming all works have been completed in accordance with the certified plans. e) Connect the approved development to the sewer reticulation network generally in accordance with UU current adopted standards.	a) Prior to commencing site work for Stage 1 b) Prior to commencing water reticulation work for each stage c) Prior to commencing the use of each stage d) Prior to commencing the use of each stage e) Prior to commencing the use of each stage
45.	Compliance Assessment – Streetscape Works a) Submit to EDQ Development Services for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA registered Landscape Architect, generally in accordance with the following plans/ documents: i. Council's <i>Infrastructure design planning scheme policy (PSP)</i> included in Schedule 6 of <i>City Plan 2014</i> The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; 2. footpath treatments including joints and proposed joint sealing details; 3. existing services and pits and proposed treatments; 4. tactile ground surface indicators details 5. location and types of streetscape furniture; 6. location and size of stormwater treatment devices; and	a) Prior to commencing site work for Stage 1

PDA Development Conditions		
No.	Condition	Timing
	7. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition. c) Submit to EDQ DA Engineering 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered Landscape Architect.	b) Prior to commencing the use of Stage 1 c) Prior to commencing the use of Stage
46.	Compliance Assessment – Stormwater Management a) Submit to EDQ Development Services for Compliance Assessment, a Stormwater Management Plan for quantity and quality, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quality</i>. The Stormwater Management Plan must detail the proposed method to relocate the existing overland flow path through the site, including calculation of the volumes and height up to the 1% AEP with a 'no worsening' to upstream or downstream properties. b) Submit to EDQ DA Engineering detailed engineering drawings, certified by a RPEQ for the proposed stormwater management system generally in accordance with the endorsed report required by part a) of this condition. c) Construct the works generally in accordance with the certified plans required by part b) of this condition. d) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required by part a) of this condition.	a) Prior to commencing site work for each stage b) Prior to commencing site work for the relevant stage c) Prior to commencing the use for the relevant stage d) Prior to commencing the use for the relevant stage
47.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencing the use of each stage and to be maintained
48.	Electricity Submit to EDQ DA Engineering written evidence from Energex confirming that either:	Prior to commencing site work of each stage

PDA Development Conditions		
No.	Condition	Timing
	i. existing underground low-voltage electricity supply or overhead, where agreed to by Council, is available to the development; or ii. the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	
49.	Telecommunications Submit to EDQ DA Engineering documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencing site work for each stage
50.	Broadband Submit to EDQ DA Engineering a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencing site work for each stage
51.	Gas Submit to EDQ DA Engineering documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencing site work for each stage
52.	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) Should 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.	a) Prior to commencement of use of each stage b) Prior to commencement of use of each stage
Surveying, land transfers and easements		
53.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.	Prior to commencing the use or endorsement of a Building Format Plan, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	
54.	Titling arrangement Development subject to this approval cannot straddle a common boundary.	At all times
55.	Community Management Statement (CMS) The CMS is to allocate tandem car parks to a single dwelling or tenancy.	At all times
Monetary Contributions		
56.	Infrastructure Contributions Pay to MEDQ the infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is for an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****