

Our ref: DEV-2026-BNH-4714

7 August 2026

Body Corporate of Panorama Brisbane
C/: The Trustee for Development Directive Trust
jonty@developmentdirective.com.au

Dear Applicant

Changed PDA Decision Notice

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

Priority Development Area (PDA): Bowen Hills PDA

**PDA Development Approval: Development Permit for MCU for Multiple Residential
(256 dwelling units) and Shop 37 Mayne Road, Bowen
Hills**

Property Location: 37 Mayne Road, Bowen Hills

Property Description: Lot 0 on SP259430 (Formerly Lot 1 on RP110079)

On 7 August 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	37 Mayne Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 0	SP259430
PDA Development Approval details		
DEV Reference No.	DEV-2026-BNH-4714	
Original Approval details	PDA Development Approval for Development Permit for MCU for Multiple Residential (256 Dwelling Units) and Shop (409.8m ²).	
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: • Amended ground floor plan to remove car wash • Amendments to condition 4b) and 4c) • Update to organisational names.	
Original decision date	10 June 2011	
1 st Change to Approval decision date	4 June 2014	
2 nd Change to Approval decision date	15 July 2014	
3 rd Change to Approval decision date	22 January 2015	
4 th Change to Approval decision date	10 August 2018	
5 th Change to Approval decision date	12 August 2020	
6 th Change to Approval decision date	7 August 2026	
Currency Period	9 years from the Original Decision date (plus the extension to currency period notice issued by the Delegate for the MEDQ on 26 February 2018)	

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.	Ground 00 Visitors (with notes in red)	A1-201, Issue 8	Arqus Design	20 February 2014

2.	Traffic Engineering Letter	-	Modus	22.07.2026
Plans and documents previously approved on 12 August 2020				
1.	Basement CP01	A1-200, Issue 8	Arqus Design	10.02.20
2.	Level 01 CP02	A1-202, Issue 9	Arqus Design	07.08.19
3.	Level 02 CP03	A1-203, Issue 10	Arqus Design	10.02.20
4.	Level 03 CP04	A1-204, Issue 11	Arqus Design	07.08.19
5.	Level 04 CP05	A1-205, Issue 11	Arqus Design	07.08.19
6.	Level 05 Podium	A1-206, Issue 13	Arqus Design	14.02.20
7.	Level 26	A1-227, Issue 8	Arqus Design	03.02.20
8.	Ground Floor Plan	A1100, Issue 2	Arqus Design	26.07.19
9.	Landscape Plan	LP01 Rev 2	Arqus Design	14.04.2020
Plans and documents previously approved and still current				
10.	Site Plan	A1-100, Issue D	Arqus Design	15.04.14
11.	Levels 06-24	A1-207, Issue N	Arqus Design	01.05.14, Amended in Red 30.05.2014
12.	Level 25	A1-226, Issue I	Arqus Design	01.05.14
13.	Level 27	A1-228, Issue I	Arqus Design	01.05.14
14.	Development Summary	A1-600, Issue F	Arqus Design	01.05.14, Amended in Red 15.07.2014
15.	Level 3 CP04, Level 04 CP05 (sim) – Area	A1-605, Issue E	Arqus Design	04.06.14
16.	Level 05 Podium – Area	A1-607, Issue G	Arqus Design	04.06.14
17.	Level 06- Level 25 (incl.) – Area	A1-608, Issue I	Arqus Design	17.04.14
18.	Level 26 – Area	A1-628, Issue G	Arqus Design	04.06.14
19.	Level 27 – Area	A1-629, Issue G	Arqus Design	15.05.14
20.	Roof Level	A1-229, Issue F	Arqus Design	01.05.14
21.	North Elevation	A2-100, Issue G	Arqus Design	01.05.14
22.	South Elevation	A2-101, Issue J	Arqus Design	15.05.14
23.	East Elevation	A2-102, Issue G	Arqus Design	01.05.14
24.	West Elevation	A2-103, Issue I	Arqus Design	15.05.14
25.	Coloured North Elevation	A2-200, Issue E	Arqus Design	01.05.14
26.	Coloured South Elevation	A2-201, Issue G	Arqus Design	15.05.14
27.	Coloured East Elevation	A2-202, Issue E	Arqus Design	01.05.14

28.	Coloured West Elevation	A2-203, Issue F	Arqus Design	15.05.14
29.	Podium Elevations	A2-250, Issue A	Arqus Design	15.05.14
30.	Section 01A / Section 02A	A3-100, Issue E	Arqus Design	01.05.14
31.	Section 03A / Section 04A	A3-101, Issue E	Arqus Design	01.05.14
32.	Unit Type 1B – Adaptable	A1-325, Issue A	Arqus Design	10.04.14
33.	Ground level landscape plan	Revision E	Lat 27	07 May 2014
34.	Podium level landscape plan	Revision E	Lat 27	07 May 2014
35.	Level 27 landscape plan	Revision E	Lat 27	07 May 2014
36.	Sections A-A, B-B, C-C	Revision E	Lat 27	07 May 2014
37.	Sections D-D, E-E,	Revision E	Lat 27	07 May 2014
38.	Site Based Stormwater Management Plan and Site Services Report Assessment	IM: RM LTR/C 14133C	Robert Bird Group	14 March 2014
39.	Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills	14BRA0058 R01_A	TTM	14 March 2014
40.	Traffic Engineering Assessment of Amended Development Scheme	14BRT0127let-140408	TTM	8 April 2014
41.	Sustainability Report – 37 Mayne Road, Bowen Hills, Prepared by	14088 Issue C	Floth Sustainable Building Consultants	1st April 2014
42.	Site Services Report for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills,	10801C, Rev A	Robert Bird Group	15th December 2010
43.	Site Based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road, Bowen Hills	10801C, Rev A	Robert Bird Group	15th December 2010
44.	Integrated Water Management Plan – Proposed Residential Development, 37 Mayne Road, Bowen Hills	10864, Issue P2	Floth Sustainable Building Consultants	15th December 2010

45.	Traffic Engineering Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills	27073 Trep1	TTM	17th December 2010
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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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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 for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can

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.

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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . The requirements of the <i>Certification Procedures Manual</i> apply to the works required by the following conditions: • Condition 12: Compliance Assessment – Edgar Street Extension; • Condition 14: Filling and Excavation; • Condition 18: Construct Footpath; and • Condition 30: Compliance Assessment – Streetscape Works.	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.	To be maintained
4.	Community Management Statement	

No.	Condition	Timing
	Any Community Management Statement for the site is to contain the following requirements: a) The driveway, including any associated landscaping, visitor parking spaces, disabled parking space and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit. The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants. b) Provision on site for 14 visitor parking spaces (including 1 PWD space) to remain common property and shall not be included within an exclusive use area. c) Condition part deleted d) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. e) Maintain a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. f) A statement disclosing to purchasers that the site is located in proximity to the RNA Showgrounds and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas. g) A statement disclosing to purchasers the potential noise impacts as a result of existing and future over-flight aircraft in the Bowen Hills Region and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.	Prior to commencement of use and to be maintained
5.	Compliance Assessment – Interface Sections Level 05 Podium Submit to EDQ Development Assessment, DSDTI, for compliance assessment, sections illustrating the interface between Units 503-	Prior to approval for

No.	Condition	Timing
	505 and the common recreation area on Level 05 Podium. These sections are to demonstrate that overlooking from the recreation area into private spaces is minimised through vegetation or fencing.	building works
6.	Balcony Design a) All balconies are to be constructed in accordance with the following stamped approved drawings: • Level 03 CP04 – Area, A1-204, Issue 11, dated 07.08.19 • Level 05 Podium – Area, A1-206, Issue 13, dated 14.02.20 • Level 06-25 – Area, A1-608, Issue F, dated 17.04.14 • Level 26 – Area, A1-227, Issue 8, dated 03.02.20 and • Level 27 – Area, A1-629, Issue E, dated 15.05.14 b) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures.	a) Prior to commencement of use b) At all times
7.	Screening Requirements Provide screening generally in accordance with the stamped approved plans. Where any windows of habitable rooms of the proposed dwelling(s) are (within 2 metres at ground floor level or 9 metres above ground floor level) adjoining neighbouring dwelling(s) windows of habitable rooms, provide suitable screening generally in accordance with the following: • Fixed opaque glazing in any part of the window below 1.5m above floor level; or • Fixed external screens; or • Sill heights of 1.5m above floor level; or • Fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level).	Prior to commencement of use
8.	Screening to External Air Conditioning units and/or Other Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations generally in accordance with the following requirements: a) No unscreened installations on the proposed development are to be visible from the surrounding sites. b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located.	Prior to commencement of use

No.	Condition	Timing
	iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and 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). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	b) At all times during construction
12.	Compliance Assessment – Edgar Street Extension a) Obtain from EDQ Development Assessment, DSDTI written advice confirming the design treatment for the Edgar Street extension, from Hazelmount Street to Mayne Road, to be one-way towards Mayne Road, within an 8m wide road reserve, operating as left out only onto Mayne Road, with either: i. a standardised street treatment, generally in accordance with the relevant aspects of Council's Schedule 6 Planning Scheme Policy <i>SC6.16 Infrastructure design planning scheme policy</i>; or ii. a shared zone, generally in accordance with the relevant aspects of the New South Wales (NSW) Government, Transport for NSW <i>Safer Speeds – Policy & guidelines, Shared Zones</i>, dated July 2012 (as amended from time to time), and Council's Schedule 6 Planning Scheme Policy <i>SC6.16 Infrastructure design planning scheme policy</i> (as it applies to a shared zone). b) Submit to EDQ Development Assessment, DSDTI, for compliance assessment, preliminary concept design plans for the Edgar Street extension, in compliance with the design treatment confirmed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the Edgar Street extension, generally in accordance with the endorsed plans required by part b) of this condition. d) Construct the Edgar Street extension generally in accordance with the certified plans required by part c) of this condition. e) Submit to EDQ Development Assessment, DSDTI as-constructed plans asset register and test results, certified by a	a) Prior to commencement of roadworks b) Prior to commencement of roadworks c) Prior to commencement of roadworks d) Prior to commencement of use

No.	Condition	Timing
	RPEQ, in a format acceptable to Council of the road works constructed in accordance with this condition.	e) Prior to commencement of use
13.	Dedicate as Road Provide evidence to the MEDQ of the dedication as Road, of that part of Edgar Street between Mayne Road and Hazelmount Street, in accordance with the engineering plans certified under condition 12, titled Compliance Assessment – Edgar Street Extension.	Prior to commencement of use
14.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDTI an earthworks plan and cross sections, certified by an RPEQ-Civil, generally in accordance with Council's Planning Scheme Codes. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI 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.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
15.	Vehicle Access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
16.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the approved plans. b) All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development.	a) Prior to commencement of use and to be maintained b) As indicated
17.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ Development Assessment, DSDTI written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained

No.	Condition	Timing
		b) Prior to commencement of use
18.	Construct Footpath a) Submit to EDQ Development Assessment, DSDTI engineering design/construction drawings, certified by a RPEQ, showing the design of the footpaths to Mayne Road, Hazelmount Street and the newly formed Edgar Street extension generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i> including any signs and traffic safety signs, markings and devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council for all footpath works constructed in accordance with this condition.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained c) Prior to commencement of use
19.	Water connection Connect the development to the existing water reticulation network in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
20.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
21.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
22.	Stormwater quality a) Submit to EDQ Development Assessment, DSDTI detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved documents;	a) Prior to commencement of works

No.	Condition	Timing
	iii. Site based Stormwater Management Plan for Proposed Mixed Use Development at 37 Mayne Road Bowen Hills, prepared by Robert Bird Group, 10801C Rev A, dated 15th December 2010; iv. Site Based Stormwater Management Plan and Site Services Report Assessment, prepared by Robert Bird Group, IM: RM LTR/C 14133C, dated 14 March 2014; and v. Sustainability Report – 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
23.	Integrated Water Management Plan Submit to EDQ Development Assessment, DSDTI written confirmation from an RPEQ, that the measures outlined in the approved Sustainability Report – 37 Mayne Road, Bowen Hills, prepared by Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014, have been implemented in the design and the construction of the project.	Prior to the commencement of use
24.	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 commencement of use and to be maintained
25.	Electricity Submit to EDQ Development Assessment, DSDTI either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
26.	Telecommunications Submit to EDQ Development Assessment, DSDTI documentation	Prior to

No.	Condition	Timing
	a) Submit to EDQ Development Assessment, DSDTI 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, generally in accordance with the following plans/ documents: i. Ground 00 Visitors, A1-201, Issue 8, dated 07.08.19; and ii. Ground level landscape plan, prepared by Lat 27, Revision E, dated 07 May 2014. 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; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. 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 endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
31.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for each stage b) Prior to survey plan endorsement for each stage
32.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDTI an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:	a) Prior to commencement of site works for each stage

No.	Condition	Timing
	i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction for each stage
33.	Refuse Collection Submit to EDQ Development Assessment, DSDTI refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
34.	Food Outlet Refuse Bin Washing Facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained
35.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document: i. Environmental Noise Assessment Report – Proposed Mixed use Development 37 Mayne Road, Bowen Hills, prepared by TTM Acoustics, 14BRA0058 R01_A, dated 14 March 2014.	Prior to commencement of use
36.	Approval of ‘As Constructed’ Sustainable Design a) Ensure the development achieves an average NatHERS rating of 5 stars is achieved for all apartments. b) Submit to DSDIP EDQ Development Assessment written confirmation from a suitably qualified sustainability professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in the approved Sustainability Report, prepared by <i>Floth Sustainable Building Consultants, 14088 Issue C, dated 1st April 2014.</i>	a) Prior to commencement of building works b) Prior to commencement of use
Surveying, land transfers and easements		

No.	Condition	Timing
37.	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. 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.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Affordable and Accessible Housing		
38.	Affordable Housing Submit to EDQ Development Assessment, DSDTI evidence that the approved development delivers 54 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i> .	Prior to commencement of use
39.	Approval of 'As Constructed' Adaptable Unit Design Submit written confirmation to EDQ Development Assessment, DSDTI that the development delivers 46 adaptable units generally in accordance with approved plan Unit Type 1B – Adaptable, A1-325, Issue A, dated 10.04.14.	Prior to commencement of use
Infrastructure Charges		
40.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), indexed to the date of payment.	In accordance with the IFF

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 ****