Unit 10, 146 Bundall Road, Bundall, Qld, 4215 O/P
admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

Reference: 2025 - 011

30 September 2026

EDQ Development Assessment Team
GPO BOX 2202
BRISBANE QLD 4001

RE: ECONOMIC DEVELOPMENT QUEENSLAND MINOR CHANGE APPLICATION FOR DEV2024/1488/11 (ORIGINAL APPROVAL: DEV2024/1488) AT 67 – 69 SHORE STREET EAST, CLEVELAND

Real Property Description: Lot 12 and 13 on C14563

Dear Sir/Madam,

Reference is made to the above Minor Change Application, please find enclosed:

1. An electronic copy of the Minor Change Application, which includes:

    a. Part 1 – Title Search and Consent
    b. Part 2 – EDQ PDA Development Application Form
    c. Part 3 – Email Correspondence (Reduced Fee)
    d. Part 4 – Original Development Approval (DEV2024/1488)
    e. Part 5 – Latest Development Approval (DEV2024/1488/11)

2. The fee associated with the Minor Change will be zero, as agreed with Economic Development Queensland Representatives. Refer to Part 3 – Email Correspondence (Reduced Fee).

Yours Faithfully

Align Planning

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Part 1 – Title Search and Consent

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**11320245**	**Search Date:**	30/06/2025 11:40
Date Title Created:	31/08/1915	**Request No:**	52405653
Creating Dealing:	602200747		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 CROWN PLAN C14563
Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724138779 19/06/2025

KAROTE PTY LTD A.C.N. 666 884 215 TRUSTEE
UNDER INSTRUMENT 724138779

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19535106 (ALLOT 12 SEC 11)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
724130243	PRIORITY NTC	17/06/2025 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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Requested by: D-ENQ TITLES QUEENSLAND

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**12714105**	**Search Date:**	30/06/2025 11:42
Date Title Created:	06/01/1953	**Request No:**	52405696
Previous Title:	11877080, 11877081		

ESTATE AND LAND

Estate in Fee Simple

LOT 13 CROWN PLAN C14563
Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724138779 19/06/2025

KAROTE PTY LTD A.C.N. 666 884 215 TRUSTEE
UNDER INSTRUMENT 724138779

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10383173 (ALLOT 13 SEC 11)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
724130243	PRIORITY NTC	17/06/2025 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested by: D-ENQ TITLES QUEENSLAND

Company owner's consent to the making of a development application under the *Economic Development Act 2012*

KAROTE P/L ATF CHIPPERS TRUST

the company being the owner of the premises identified as follows:

67 – 69 Shore Street East, Cleveland, QLD (Lot 12 – 13 C14563)

consent to the making of a development application under the *Economic Development Act 2012* by:

Align Planning

on the premises described above for:

Minor Change

Company seal *[if used]*

Company Name and ACN:
.....

.....
Signature of Sole Director/Secretary

.....
Date

[*Delete the above where company owner's consent must come from both director and director/secretary.*]

Company Name and ACN: KAROTE P/L ATF Chippers Trust
.....

..... Signature of Director	..... Signature of Director/Secretary
Robin Johnson ..... 30/09/2026 Date	Katrina Johnson ..... 30/09/2026 Date
Director	Director

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Part 2 – EDQ PDA Development Application Form

PDA Development Application Form

Approved form made under section 175 of the Economic Development Act 2012 for the purposes of applications made under Section 82, 99 and 101, of the Economic Development Act 2012

Mandatory fields identified with Asterisk*

1. Applicant Details*

First Name	
Last Name	
Company Name *(if applicable)*	KAROTE P/L Chippers Trust C/ - Align Planning
ABN *(for companies only)*	
Postal address *(PO Box or street address)*	1 The Glen
Suburb	Southport
State	QLD
Postcode	4215
Contact number	0409888498
Email address	stephen@alignplanning.com.au

Payer details* for tax invoice and receipt purposes *(These details are only necessary where the payer details are different to the applicant details)*

First Name	Robin
Last Name	Johnson
Company Name *(if applicable)*	KAROTE P/L Chippers Trust
ABN *(for companies only)*	
Postal address *(PO Box or street address)*	67 – 69 Shore Street East
Suburb	Cleveland
State	QLD
Postcode	4163
Contact number	0419882741
Email address	robin@provincialbuilding.com.au

2. Location Details*

All lots must be listed OR an adjoining property for development in water, eg. Jetty or Pontoon

Priority Development Area	Toondah Harbour
Property street address *(i.e. unit / street number and street name)*	67 – 69 Shore Street East
Suburb	Cleveland
State	Qld
Postcode	4163
Lot on plan description *(e.g. Lot 3 on RP123456)*	Lot 12 and 13, C14563
Attach the following information:	
Current title search for each lot	✓ **Confirmed**
Easement document for each easement registered on the title search(s)	☐ **Confirmed**
Environmental management and contaminated land register search for each lot. **Not required for Request to Extend Currency Period*	☐ **Confirmed**

3. Application Details*

Type of PDA Development Application *(Tick applicable)*

PDA Development Application (s.82 of the Economic Development Act 2012) – *Complete section 3.1 below*	☐
Change to PDA Development Approval (s.99 of the Economic Development Act 2012) – *Complete section 3.2 below*	✓
Request to Extend Currency Period (s.101 of the Economic Development Act 2012) – *Complete section 3.3 below*	☐

3.1 PDA Development Application *(s.82, Economic Development Act 2012)*

Development type	Approval type
☐ **Material Change of Use**	☐ Preliminary Approval
	☐ Development Permit
☐ **Reconfiguring a Lot**	☐ Preliminary Approval
	☐ Development Permit

3.1 PDA Development Application *(s.82, Economic Development Act 2012)*

Development type	Approval type
☐ Operational Work	☐ Preliminary Approval
	☐ Development Permit
☐ Building Work	☐ Preliminary Approval
	☐ Development Permit

Description of proposal: *Use Defined uses under the relevant Development Scheme, eg. Multiple Dwellings, Shop, Office, 250 lot subdivision, extension to existing Childcare Centre*

Proposed Gross Floor Area		**Proposed No. new lots**	
Proposed No. dwellings		**Proposed No. car parking spaces**	
Proposed building height – storeys		**Proposed net residential density**	

3.2 Change to PDA development approval *(s.99, Economic Development Act 2012)*

Previous PDA approval reference: **Ref No.** 1488 / 11

Description of the proposed changes: *(Include annotated plans that clearly outline proposed changes)*

The applicant is seeking the insertion of a Condition to allow for working hours outside of those specified in

3.3 Request to Extend Currency Period *(s.101, Economic Development Act 2012)*

PDA Development Approval reference number	**Ref No.** /
Decision date	
Currency Period stated on the approval	years from the Decision date
Currency Period lapse date *(include any applicable event extensions declared by the minister)*	
Proposed Currency Period extension	years from the Decision date
Proposed Currency Period extension lapse date	

3.3 Request to Extend Currency Period *(s.101, Economic Development Act 2012)*

Provide a statement outlining the reason for the extension:

Note: Landowner's consent is not required for a Request to Extend Currency Period

4. Attachments*

List of plans, drawings and reports lodged with the application *(If necessary, provide this list as an attachment)*

Description/Title	Prepared by

5. Project Cost*

Estimated total design and construction cost of the proposal / project *(excluding land value/cost)*	$	Unknown

6. Owner's Consent*

In providing consent, each land owner is consenting to the lodgement of the application under the *Economic Development Act 2012.*

Is written consent of the owner required for this Application?
(refer sections 82 and 99 Economic Development Act 2012)

☐ **No** *(provide reason, ie. Not required for Request to Extend Currency Period or Operational work, unless work is to be carried out below the high-water mark and outside the boundaries of a canal)*

✓ **Yes - consent letter(s) attached**

It is the responsibility of the Applicant to ensure the accuracy and authenticity of the application, including ownership or consent details. However, the assessment manager will review the information supplied in greater detail, where considered necessary. Refer to the owner's consent templates and EDQ Practice note 21: Owner's consent for further guidance on the provision of valid owner's consent Forms and Guidelines

7. Approval History*

Is there a Development Approval, granted under the *Integrated Planning Act 1997*, the *Urban Land Development Authority Act 2007*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* or the *Economic Development Act 2012* still in effect for the land? **OR** **Has any prelodgement advice been provided by EDQ?**	Yes

8. Privacy Statement

Personal information in this form is collected by the Minister for Economic Development Queensland **(MEDQ)** for the purposes of administering the *Economic Development Act 2012* **(ED Act)**.

The information in this form including personal information will be used by the delegates of MEDQ, third parties engaged by MEDQ, local governments or distributor-retailers for a purpose under the ED Act and *Economic Development Regulation 2023*. MEDQ may provide to third parties or publish the information if required or authorised by the ED Act, *Information Privacy Act 2009*, the *Right to Information Act 2009*, other legislation or by law.

MEDQ's privacy policy containing the following information is available on its website:

- how an individual may access the personal information about the individual that is held by MEDQ and seek the correction of the information;
- how the individual may complain about a breach of the Queensland Privacy Principles or any QPP code and how MEDQ will deal with the complaint.

MEDQ is not likely to disclose the personal information to entities outside of Australia.

9. Applicant's Declaration and Acknowledgement*

✓ *By making this application, I declare that all information in this application is true and correct to the best of my knowledge.*

✓ *I acknowledge that if any information provided in this application is knowingly false or misleading, I may be exposed to penalties under section 165 of the Economic Development Act 2012.*

✓ *I consent to any information relating to this application being given to me by an electronic communication in accordance with the Electronic Transactions (Queensland) Act 2001.*

✓ *I acknowledge that the owner's consent and application fee must be provided to EDQ within twenty (20) business days of the application being lodged. After this time, the application will not be accepted as a properly made application unless an agreement is in place between the parties.*

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Part 3 – Email Correspondence (Reduced Fee)

Stephen Northey

From: Amanda Dryden <Amanda.Dryden@edq.qld.gov.au>
Sent: Tuesday, 29 September 2026 11:12 AM
To: Stephen Northey
Subject: RE: DEV2024/1488/11 – 67–69 Shore Street East, Cleveland Request to permit 5:00am commencement for scheduled concrete pours

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Stephen,

Yes, I agree all that is required is a form and cover letter for the application requesting the insertion of a condition allowing work outside the hours specified in condition 3 subject to compliance assessment.

Given this condition should have been included in the approval given the size and scale of the development the application will not be subject to an application fee. Please include this email in your application as evidence this has been agreed prior to lodgement.

Kind regards
Amanda

Amanda Dryden
A/Group Director Established Growth (M-F)
Development Services
Economic Development Queensland
P Office (07) 3452 7697 or Mobile 0497 386 446
Level 4, 1 William Street, Brisbane Qld 4000
GPO Box 2202, Brisbane Qld 4001
edq.qld.gov.au



From: Stephen Northey <Stephen@alignplanning.com.au>
Sent: Tuesday, 29 September 2026 8:30 AM
To: Provincial Admin <Admin@provincialbuilding.com.au>; Amanda Dryden <Amanda.Dryden@edq.qld.gov.au>
Cc: Rosie French <Rosie.French@edq.qld.gov.au>; Dan <dan@provincialbuilding.com.au>; Matt Durnan <matt.d@provincialbuilding.com.au>; Joe Alderton <joe@provincialbuilding.com.au>
Subject: RE: DEV2024/1488/11 – 67–69 Shore Street East, Cleveland Request to permit 5:00am commencement for scheduled concrete pours

Thanks Chris.

Amanda can you just outline exactly what you want in the change request? Is it just adding a condition stating a compliance assessment request can be made for out of hours works?

We can just keep this as a form and cover letter to keep the cost from us down.

When we lodge do we just state no fee is expected as agreed between the applicant and yourself?

Thank you.

DIRECTOR

Stephen Northey

E stephen@alignplanning.com.au

T 0409 888 498

W www.alignplanning.com.au

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From: Provincial Admin <Admin@provincialbuilding.com.au>
Sent: Monday, 28 September 2026 5:13 PM
To: Amanda Dryden <Amanda.Dryden@edq.qld.gov.au>; Stephen Northey <Stephen@alignplanning.com.au>
Cc: Rosie French <Rosie.French@edq.qld.gov.au>; Dan <dan@provincialbuilding.com.au>; Matt Durnan <matt.d@provincialbuilding.com.au>; Joe Alderton <joe@provincialbuilding.com.au>
Subject: Re: DEV2024/1488/11 – 67–69 Shore Street East, Cleveland Request to permit 5:00am commencement for scheduled concrete pours

Hi Amanda,

As discussed with Robin Johnson on phone this afternoon, please proceed with the 15-day temporary exemption from Condition 3: Hours of Construction to undertake the work on the 30th September out of hours.

Within this period, we will request the change to approval to insert the additional condition enabling EDQ to receive and approve a compliance assessment application for out of hours work which will then provide the avenue for future concrete pours.

@Stephen Northey - Please proceed with the amendment to include this condition within the DA. We note that EDQ have stated NIL cost for this amendment, as it was missed on the original DA. - Stephen please confirm.

Thanks,

Christopher Wood
Provincial Building
| Administration
PO Box 45, Cleveland QLD 4163

https://www.provincialbuilding.com.au/

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From: Amanda Dryden <Amanda.Dryden@edq.qld.gov.au>
Sent: Monday, September 28, 2026 5:02 PM
To: Provincial Admin <Admin@provincialbuilding.com.au>
Cc: Rosie French <Rosie.French@edq.qld.gov.au>
Subject: RE: DEV2024/1488/11 – 67–69 Shore Street East, Cleveland Request to permit 5:00am commencement for scheduled concrete pours

Christopher,

I have tried to return your call, I have spoken to Robyn.

In relation to the out of hours work, the development approval did not include a condition to vary the approved construction hours by way of compliance assessment. This will require a change to the development approval to include the additional condition.

I can provide a temporary exemption to the conditions of the development permit to enable you to undertake the work on the 30th September out of hours. The exemption would be for a period of 10-15 days. This will enable you sufficient time to request the change to approval to insert the additional condition enabling EDQ to receive and approve a compliance assessment application for out of hours work which will then provide the avenue for future concrete pours.

Can you please confirm your agreement to the proposal outlined above and I will proceed with the necessary documentation.

Regards

Amanda

Amanda Dryden

A/Group Director Established Growth (M-F)

Development Services

Economic Development Queensland

P Office (07) 3452 7697 or Mobile 0497 386 446

Level 4, 1 William Street, Brisbane Qld 4000

GPO Box 2202, Brisbane Qld 4001

edq.qld.gov.au



From: Provincial Admin <Admin@provincialbuilding.com.au>
Sent: Monday, 28 September 2026 3:59 PM
To: Amanda Dryden <Amanda.Dryden@edq.qld.gov.au>
Cc: Rosie French <Rosie.French@edq.qld.gov.au>
Subject: Re: DEV2024/1488/11 – 67–69 Shore Street East, Cleveland Request to permit 5:00am commencement for scheduled concrete pours

Hi Amanda,

We tried to call earlier, however were unable to get through. We have left a message with our return call details.

Thanks,

Provincial Building

| Administration

PO Box 45, Cleveland QLD 4163

https://www.provincialbuilding.com.au/

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From: Amanda Dryden <Amanda.Dryden@edq.qld.gov.au>
Sent: Monday, September 28, 2026 2:05 PM
To: Provincial Admin <Admin@provincialbuilding.com.au>
Cc: Rosie French <Rosie.French@edq.qld.gov.au>
Subject: DEV2024/1488/11 – 67–69 Shore Street East, Cleveland Request to permit 5:00am commencement for scheduled concrete pours

Hi Christopher

Could you please send through your number so that I can call you and discuss the way forward.

This is quite complex and I want to understand your circumstances fully.

Regards

Amanda

Amanda Dryden

A/Group Director Established Growth (M-F)

Development Services

Economic Development Queensland

P Office (07) 3452 7697 or Mobile 0497 386 446

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Part 4 – Original Development Approval (DEV2024/1488)

Economic Development Queensland
Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1488

30 September 2024

Karote PL ATF The Chippers Trust
C/-Align Planning
Att: Mr Stephen Northey
Unit 10, 146 Bundall Road
BUNDALL QLD 4217

Email stephen@alignplanning.com.au

Dear Mr Northey

S89(1)(a) Approval of PDA Development Application
PDA Development Application DEV2024/1488 for Development Permit for Material Change of Use for multiple dwellings at 67-69 Shore Street East, Cleveland described as Lots 12 and 13 on C14563

On 30 September 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012,* the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at Current applications and approvals.

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Carolyn Mellish
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Toondah Harbour Priority Development Area	
Site address	67-69 Shore Street East, Cleveland	
Lot on plan description	Lot number	Plan description
	Lot 12 and 13	**C14563**

PDA development application details	
DEV reference number	DEV2024/1488
'Properly made' date	18 March 2024
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Multi-unit dwelling (30 units)

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant **all** of the PDA development approval applied for, **subject to** PDA development conditions forming part of this decision notice. The approval is for: • Material Change of Use – Multiple dwellings
Decision date	30 September 2024
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Julie-Anne Dawson, Manager
Engineer	Manjurul Alam, Engineer
Delegate	Local Representative Committee (LRC)

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		**Number**	**Date**
1.	Engineering Services Report, prepared by Pitch Black Group	23191-RPT-CV-0002 Rev A	02/02/2024
2.	Flood emergency management plan, prepared by Pitch Black Group	23191-RPT-CV-0001 Rev A	09/05/2024
3.	Stormwater management plan, "Stormwater Management Plan, 67-69 Shore Street East, Cleveland; prepared by Pitch Black Group	23191-RPT-CV-0001 Rev B	04/05/2024
4.	Traffic Impact Assessment, 67-69 Shore Street East, Cleveland, prepared by Amber Traffic & Transport Direction	858rep240613 Rev C	13/06/2024
5.	Operational Waste Management Plan, prepared by Modus Transport and Traffic Engineering	MOD23551QLD-OWMP Rev B	13/06/2024
6.	Water Supply and Sewerage Network Capacity Assessment, prepared by H_2One Pty Ltd	Version 1	21/06/2024
7.	Response to Queensland Government Reference DEV2024/1488, 67 Shore Street East, Cleveland, prepared by NGS Structural Engineers	B001969ltr01	30/04/2024
8.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS13882	21/06/2024
9.	Arborist Comments Report – Ground penetrating radar report, prepared by Independent Arboricultural Services	IAS14905	23/05/2024
10.	Sustainability Report – Report for Compliance with PDA requirements 5.4, prepared by Ecolateral	N/A	05/03/2024
Civil Plans, prepared by Pitch Black Group			
11.	Concept services layout	23191-DWG-CV-CV-SK001 Rev C	10/05/2024
12.	Concept earthworks layout	23191-DWG-CV-CV-SK010 Rev C	10/05/2024
13.	Concept earthworks site sections	23191-DWG-CV-CV-SK011 Rev C	10/05/2024
14.	Concept retaining wall rtw01 sections – amended in red	23191-DWG-CV-CV-SK012 Rev A	10/05/2024
Architectural Plans; prepared by RC design (unless otherwise stated)			
15.	Cover page	0.00 Rev G3	08/08/2024
16.	3D indicative	0.01 Rev G3	08/08/2024
17.	3D indicative	0.02 Rev G3	08/08/2024
18.	3D indicative	0.03 Rev G3	08/08/2024
19.	3D indicative	0.04 Rev G3	08/08/2024

20.	3D indicative	0.05 Rev G3	08/08/2024
21.	3D indicative	0.06 Rev G3	08/08/2024
22.	3D indicative	0.07 Rev G3	08/08/2024
23.	Site location	1.1 Rev G3	08/08/2024
24.	Survey plan; prepared by Axis Surveys	1.2 Issue A	29/03/2022
25.	Site plan	1.3 Rev G3	08/08/2024
26.	Landscape & recreation space calculation	1.4 Rev G3	08/08/2024
27.	Refuse calculation	1.5 Rev G3	08/08/2024
28.	Ground floor	2.1 Rev G3	08/08/2024
29.	First floor	2.2 Rev G3	08/08/2024
30.	Second floor (typical)	2.3 Rev G3	08/08/2024
31.	Third floor (typical)	2.4 Rev G3	08/08/2024
32.	Fourth floor (typical)	2.5 Rev G3	08/08/2024
33.	Fifth floor (typical, sub-penthouse)	2.6 Rev G3	08/08/2024
34.	Sixth floor (typical, penthouse)	2.7 Rev G3	08/08/2024
35.	Roof plan – amended in red	2.8 Rev G3	08/08/2024
36.	Site cover	2.9 Rev G3	08/08/2024
37.	Elevation	3.1 Rev G3	08/08/2024
38.	Elevation	3.2 Rev G3	08/08/2024
39.	Elevation	3.3 Rev G3	08/08/2024
40.	Elevation	3.4 Rev G3	08/08/2024
41.	Section 1a	3.5 Rev G3	08/08/2024
42.	Sections 2a	3.6 Rev G3	08/08/2024
43.	Sections 3a	3.7 Rev G3	08/08/2024
Landscape Plans, prepared by Mark Baldock Landscape Architect			
44.	Landscape concept plan - ground floor – amended in red	2402 Sht-1 Issue C	18/06/2024
45.	Landscape concept plan - 1st floor – amended in red	2402 Sht-2 Issue C	18/06/2024
46.	Landscape concept plant list, specification	2402 Sht-3 Issue C	18/06/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINTIONS

The following is a list of abbreviations utilised in this approval:

ADOPTED RESOLUTION means Redland City Council Adopted Infrastructure Charges Resolution (No. 2.2) 2015, which took effect on and from 24 September 2015. For clarity, 'Adopted Resolution' does not include any changes to this resolution, nor any resolution or other instrument that replaces this resolution.

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

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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:

a) **External Authority** means a public-sector entity other than the MEDQ;
b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
c) **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;
d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
g) **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.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convivence fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

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).

LTA means *Land Title Act 1994*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

TPZ means Tree Protection Zone as defined by Australian Standard *AS4970 Protection of Trees on Development Sites*.

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 MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule[1] (as amended from time to time).

   ii) submit to EDQ DA a duly completed Compliance Assessment form[2].

   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) applicant submits items required under a) above to EDQ DA 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.2. 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 EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1	**Carry out the Approved Development** Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or Building Format Plan (BFP) endorsement, whichever occurs first.
2	**Maintain the Approved Development** Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
Construction Management		
3	**Hours of Work – Construction** Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
5	**Certification of Operational Work for Contributed Assets** Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the *Certification Procedures Manual.*	At all times

PDA Development Conditions		
No.	**Condition**	**Timing**
6	**Construction Management Plan**	
	a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes.	a) Prior to commencing work
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7	**Erosion and Sediment Management**	
	a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:	a) Prior to commencing work

PDA Development Conditions		
No.	**Condition**	**Timing**
	i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	 b) During construction
8	**Traffic Management Plan** a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with *Austroads Guide to Temporary Traffic Management*, 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. *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.*	 a) Prior to commencing work b) During construction
9	**Construction Noise Management Plan** a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of *Australian Standard AS2436-2010* as they relate to the site and construction activities: i) Section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) Section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) Section 4.5 – Control of Noise at Source, including strategies to control noise at source;	 a) Prior to commencing work

PDA Development Conditions		
No.	**Condition**	**Timing**
	iv) Section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) Section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
10	**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. *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.*	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
Engineering		
11	**Earthworks** a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) *Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments;* and ii) the approved Concept Earthworks Site Sections, Drawing 23191-DWG-CV-CV-SK011 C, both prepared by Pitch Black Group. The certified earthworks plans are to: iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; v) include the location and finished surface levels of any cut and/or fill; vi) 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**
	vii) provide details of any areas where surplus soils are to be stockpiled; viii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).	
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
12	**Acid Sulfate Soils Management Plan**	
	a) Submit to EDQ IS an Acid Sulfate Soils (ASS) Management Plan, prepared in accordance with the *Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014* (as amended from time to time).	a) Prior to commencement of or during earthworks
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
13	**Retaining Walls**	
	a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must:	a) Prior to commencing earthworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	i) be certified to achieve a minimum 50-year design life; ii) be designed generally in accordance with *Australian Standard AS4678 – Earth Retaining Structures* and relevant material standards (e.g., *AS3600 – Concrete Structures*); iii) include cross and longitudinal sections & elevations and details of material of boundary fences iv) be located and designed generally in accordance with: 1. 23191-DWG-CV-CV-SK012 C dated 10.05.2024 2. Considerations specified within the approved Arborist Report Impact Assessment prepared by Independent Arboricultural Services.	
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
14	**Shore Street East Upgrade – Compliance Assessment**	
	a) Submit to EDQ IS for compliance assessment functional layout plans, certified by a RPEQ, for road upgrade works on Shore Street East for the full frontage of the site. The RPEQ certified engineering plans must be designed generally in accordance with: i) EDQ PDA Guideline No. 13 *Engineering Standards* ii) EDQ PDA Guideline No. 6 - Street and Movement Network; and iii) Council's Standards for road design for a Neighbourhood Connector. The functional road layout design shall include: 1. 7m carriageway 2. Kerb and channel 3. Line marking and signage 4. 2.5m wide shared path	a) Prior to commencing roadworks
	b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans and certified by a RPEQ for the Shore Street East Street upgrade along the site frontage, generally in accordance with the functional plan endorsed as part a) of this condition and: i) EDQ PDA Guideline No. 13 *Engineering Standards*; and ii) Council standards for road design.	b) Prior to commencing roadworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
	d) Submit to EDQ IS as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners (Redland City Council) for all roadworks constructed under this condition.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
15	**Vehicle Access** a) Construct vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a multi-residential driveways.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
16	**Car Parking** a) Construct, sign and delineate car parking spaces generally in accordance with *Australian Standard AS2890 – Parking Facilities* and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
17	**Bicycle parking** a) Construct, sign and delineate bicycle parking facilities generally in accordance with *Australian Standard AS2890.3 – 1993 Bicycle parking facilities* and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
18	**Water reticulation - Compliance assessment**	
	a) Submit to EDQ IS, for Compliance Assessment, preliminary design plans certified by a RPEQ, for the augmentation of the existing DN100 water main in Shore Street East to DN150 from Cross Street to the connection to the site, generally in accordance with *PDA Guideline No. 13 Engineering Standards.*	a) Prior to commencement of works
	b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the preliminary design plans endorsed as part of part a) of this condition and *PDA Guideline No. 13 Engineering standards.*	b) Prior to commencement of works
	c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
	d) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: a. Council's current adopted standards; and b. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
19	**Water Connection** Connect the approved development to the water reticulation constructed under Condition 18 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
20	**Sewer Connection** Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
21	**Stormwater Connection** a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed stormwater management strategies generally in accordance with: i. *PDA Guideline No. 13 Engineering standards* –and Council's current adopted standards ii. The Stormwater Management Plan, 67-69 Shore Street East, Cleveland, prepared by Pitch Black Group dated 14.05.2024 Revision B. To demonstrate: 1. 'no worsening to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. b) Construct stormwater management strategies generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater management strategies have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site 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
22	**Flooding** The finished floor level must be constructed in accordance with the approved stormwater management plan.	Prior to commencement of use
23	**Flood Emergency Management Plan (FEMP)** Implement Flood Emergency Management strategies, generally in accordance with the approved Flood Emergency Management Plan (FEMP) prepared by Pitch Black Group (Revision A), dated 09.05.2024 and Redland City Council City Plan and Flood planning scheme policy (SC6.11).	At all times
24	**Underground Electrical and Telecommunication Reticulation** a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication services for the full frontage of the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
25	**Electricity**	
	a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	**Telecommunications**	
	a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
27	**Broadband**	
	a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with *Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects*.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	**Condition**	**Timing**
		whichever occurs first.
Heritage		
28	**Dilapidation Report** Submit a dilapidation report that provides an assessment of the development on the outbuilding located along the site's eastern boundary and within the neighbouring property identified as 'Fernleigh'.	Prior to commencement of building works.
29	**Tree Protection – Heritage Site Adjacent** a) Retained Trees during construction works must involve: i) An AQF5 minimum Project Arborist (a member of the Queensland Arboricultural Association) to be engaged during the project life. ii) Pre-Start inspection and audit of Tree Protection Fencing before works commence b) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works in accordance with *AS4970 Protection of Trees on Development Sites, AS4373 Pruning of Amenity Trees* where required, the approved Arboricultural Impact Assessment and Ground Penetrating Radar Report prepared by Independent Arboricultural Services: i) Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia; ii) Any works that interfere with the root system of a tree must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii) Written approval from the tree owner and Queensland Heritage for any roots to be cut over 50mm. *NOTE: Where approval cannot be obtained, redesign and resubmission of retaining wall and earthworks plans under Conditions 11 and 13 may be required.* c) An exclusion zone to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant TPZ. All works to be excluded from the Structural Root Zone. Encroachment of the TPZ to be in accordance with the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services. d) All works within the TPZ (including fencing) to be supervised by the Project Arborist (Min AQF Level 5). e) Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.	a) Prior to commencement of site works. b) At all times c) At all times d) At all times e) At all times

PDA Development Conditions		
No.	**Condition**	**Timing**
	f) Submit to EDQ DA, a site assessment and an audit report that includes any further remedial actions prepared by the Project Arborist.	f) At the completion of site works.
Landscaping and Open Space		
30	**Streetscape Works – Compliance Assessment** a) Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works along the full frontage of the subject lots. The streetscape works must be designed generally in accordance with Council's standards and include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The species palette must not include any species listed on Council's Biosecurity Plan. The certified drawings are to include: i) location and type of street lighting in accordance with *AS1158 – 'Lighting for Roads and Public Spaces';* ii) footpath treatments; iii) street trees and understorey plants (shrubs & groundcover), including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; iv) achievement of 50% canopy shade of verge; and v) accord with Condition 14 – Short Street Upgrade. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of streetscape works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
31	**Landscape Works – Compliance Assessment** a) Submit to EDQ IS for compliance assessment, updated detailed landscape plans certified by an AILA generally in accordance with the approved architectural plans and landscape plans. The detailed landscape plans are to: i) detail irrigation infrastructure; ii) provides details of boundary fencing that considers adjoining site uses: 1. GJ Walter Park 2. *Fernleigh* heritage place	a) Prior to commencement of landscape works.

PDA Development Conditions		
No.	**Condition**	**Timing**
	3. Streetscape that requires 50% visual permeability and no greater than 1.8m. b) Construct the landscape works (including installation of rainwater tanks) generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS certification by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
32	**Refuse Collection** a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; and in accordance with the Operational Waste Management Plan prepared by Modus Transport & Traffic Engineering, dated 13.06.2024. b) Implement the refuse collection arrangements submitted under part a) of this condition.	For both parts a) and b) prior to commencement of use or BFP endorsement, whichever occurs first.
33	**Outdoor Lighting** Outdoor lighting within the site is to be designed and constructed in accordance with *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.*	Prior to commencement of use or BFP endorsement, whichever occurs first
34	**Sustainability – Compliance Assessment** a) Submit to EDQ DA for Compliance Assessment, a detailed Sustainability Report, prepared by a suitably qualified person, in accordance with the approved Sustainability Report – Report for Compliance with PDA requirements 5.4. The detailed sustainability report is to: i) detail how the sustainability initiatives will be achieved; ii) provide updated drawings showing location of infrastructure proposed as part of the sustainability initiatives (eg. Rainwater tanks & solar panels). iii) provide modelling outputs demonstrating the proposed design has 1. 40% reductions in embodied carbon; 2. the building operation achieves net zero emissions; 3. thermal efficiency exceeds minimum NatHERS requirements.	a) Prior to commencement of works

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
35	**Schedule of Materials and Finishes – Compliance Assessment** a) Submit to EDQ DA for Compliance Assessment, a Schedule of Materials and Finishes for all external aspects of the building, including the rooftop. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will: i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future) ii) treat openings with glazing, shading and screening treatments to protect privacy, improve livability for residents and enable passive design and air flow iii) contribute to environmentally sustainable design practices iv) ensure durability and robustness, given the building's coastal location. b) Construct the development in accordance with the documentation endorsed under part a) of this condition.	a) Prior to the commencement of building works. b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.
36	**Easements over Infrastructure** Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for any 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
37	**Accessible Housing** Provide evidence the development has delivered a minimum of 10% accessible dwellings in accordance with the *PDA Guideline 2*.	Prior to commencement of use or BFP endorsement, whichever occurs first.
38	**Electric Vehicle Readiness** a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and	For all parts of this condition, prior to endorsement of the BFP

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	or commencement of the use, whichever occurs first
39	**Infrastructure Charges** a) Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. b) Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time 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 ****

ALIGN PLANNING

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Part 5 – Latest Development Approval (DEV2024/1488/11)

Economic Development Queensland
Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1488/11

8 October 2025

Karote PL ATF The Chippers Trust
C/-Align Planning
Att: Mr Stephen Northey
Unit 10, 146 Bundall Road
BUNDALL QLD 4217

Email stephen@alignplanning.com.au

Dear Mr Northey

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for multiple dwellings at 67-69 Shore Street East, Cleveland described as Lots 12 and 13 on C14563

On 8 October 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website Current applications and approvals.

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at jocelyn.bowyer@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Toondah Harbour Priority Development Area	
Site address	67 – 69 Shore Street East, Cleveland	
Lot on plan description	Lot number	Plan description
	Lot 12 and 13	C14563

PDA development application details	
DEV reference number	DEV2024/1488/11
'Properly made' date	16 July 2025
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period
Description of proposal applied for	Multiple-Unit Dwelling (30 units)

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant **all** of the PDA development approval applied for, **subject to** PDA development conditions forming part of this decision notice The approval is for: • Material Change of use – Multiple Dwellings
Original Decision date	30 September 2024
1st Change to approval date	04 April 2025
2nd Change to approval date	08 October 2025
Currency period	6 years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Leila Torrens, Manager
Engineer	Demi Ebrahimi, Principal Engineer
Director	Beatriz Gomez, Director
Delegate	Local Representative Committee (LRC)

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		**Number**	**Date**
1.	Arborist Comments Report, prepared by Independent Arboricultural Services	IAS17336	24/07/2025
Architectural Plans prepared by RC design			
2.	Cover page	0.00 Rev M7	15/09/2025
3.	3D indicative	0.01 Rev M7	15/09/2025
4.	3D indicative	0.02 Rev M7	15/09/2025
5.	3D indicative	0.03 Rev M7	15/09/2025
6.	3D indicative	0.04 Rev M7	15/09/2025
7.	3D indicative	0.05 Rev M7	15/09/2025
8.	3D indicative	0.06 Rev M7	15/09/2025
9.	3D indicative	0.07 Rev M7	15/09/2025
10.	Site plan	1.3 Rev M7	15/09/2025
11.	Landscape and Recreation Space Calculation	1.4 Rev M7	15/09/2025
12.	Ground floor	2.1 Rev M7	15/09/2025
13.	First floor	2.2 Rev M7	15/09/2025 (as amended in red)
14.	Second floor (typical)	2.3 Rev M7	15/09/2025
15.	Third floor (typical)	2.4 Rev M7	15/09/2025
16.	Fourth floor (typical)	2.5 Rev M7	15/09/2025
17.	Fifth floor (typical, sub-penthouse)	2.6 Rev M7	15/09/2025
18.	Sixth floor (typical, penthouse)	2.7 Rev M7	15/09/2025
19.	Roof plan – amended in red	2.8 Rev M7	15/09/2025
20.	Elevation	3.1 Rev M7	15/09/2025
21.	Elevation	3.2 Rev M7	15/09/2025
22.	Elevation	3.3 Rev M7	15/09/2025
23.	Elevation	3.4 Rev M7	15/09/2025
24.	Section 1a	3.5 Rev M7	15/09/2025
Plans and documents previously approved on 04 April 2025		**Number**	**Date**
1.	Sustainability Management Plan, prepared by Ecolateral Pty Ltd, amended in red 28/03/2025	Version 3	March 2025 (as amended in red)

Plans and documents previously approved on 30 September 2024		Number	Date
1.	Engineering Services Report, prepared by Pitch Black Group	23191-RPT-CV-0002 Rev A	02/02/2024
2.	Flood emergency management plan, prepared by Pitch Black Group	23191-RPT-CV-0001 Rev A	09/05/2024
3.	Stormwater management plan, "Stormwater Management Plan, 67-69 Shore Street East, Cleveland; prepared by Pitch Black Group	23191-RPT-CV-0001 Rev B	04/05/2024
4.	Traffic Impact Assessment, 67-69 Shore Street East, Cleveland, prepared by Amber Traffic & Transport Direction	858rep240613 Rev C	13/06/2024
5.	Operational Waste Management Plan, prepared by Modus Transport and Traffic Engineering	MOD23551QLD-OWMP Rev B	13/06/2024
6.	Water Supply and Sewerage Network Capacity Assessment, prepared by H_2One Pty Ltd	Version 1	21/06/2024
7.	Response to Queensland Government Reference DEV2024/1488, 67 Shore Street East, Cleveland, prepared by NGS Structural Engineers	B001969ltr01	30/04/2024
8.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS13882	21/06/2024
9.	Arborist Comments Report – Ground penetrating radar report, prepared by Independent Arboricultural Services	IAS14905	23/05/2024
Civil Plans, prepared by Pitch Black Group			
10.	Concept services layout	23191-DWG-CV-CV-SK001 Rev C	10/05/2024
11.	Concept earthworks layout	23191-DWG-CV-CV-SK010 Rev C	10/05/2024
12.	Concept earthworks site sections	23191-DWG-CV-CV-SK011 Rev C	10/05/2024
13.	Concept retaining wall rtw01 sections – amended in red	23191-DWG-CV-CV-SK012 Rev A	10/05/2024
Architectural Plans; prepared by RC design (unless otherwise stated)			
14.	Cover page	0.00 Rev G3	08/08/2024
15.	Site location	1.1 Rev G3	08/08/2024
16.	Survey plan; prepared by Axis Surveys	1.2 Issue A	29/03/2022
17.	Refuse calculation	1.5 Rev G3	08/08/2024
18.	Site cover	2.9 Rev G3	08/08/2024
19.	Sections 2a	3.6 Rev G3	08/08/2024
20.	Sections 3a	3.7 Rev G3	08/08/2024

Landscape Plans, prepared by Mark Baldock Landscape Architect			
43.	Landscape concept plan - ground floor – amended in red	2402 Sht-1 Issue C	18/06/2024
44.	Landscape concept plan - 1st floor – amended in red	2402 Sht-2 Issue C	18/06/2024
45.	Landscape concept plant list, specification	2402 Sht-3 Issue C	18/06/2024

Preamble, Abbreviations, and Definitions

ABBREVIATIONS AND DEFINTIONS

The following is a list of abbreviations utilised in this approval:

ADOPTED RESOLUTION means Redland City Council Adopted Infrastructure Charges Resolution (No. 2.2) 2015, which took effect on and from 24 September 2015. For clarity, 'Adopted Resolution' does not include any changes to this resolution, nor any resolution or other instrument that replaces this resolution.

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

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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:

a) **External Authority** means a public-sector entity other than the MEDQ;
b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
c) **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;
d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
g) **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.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

FSC: Forest Stewardship Council

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).

LTA means *Land Title Act 1994*.

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PEFC: Programme for the Endorsement of Forest Certification Scheme

RPEQ means Registered Professional Engineer of Queensland.

TPZ means Tree Protection Zone as defined by *Australian Standard AS4970 Protection of Trees on Development Sites.*

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 MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule[1] (as amended from time to time).

   ii) submit to EDQ DA a duly completed Compliance Assessment form[2].

   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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.

[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.

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.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.

iv) **within 20 business days** – EDQ assesses the revised documentation and:
   1. if satisfied, endorses the revised documentation; or
   2. if not satisfied, notifies the applicant accordingly.

v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1	**Carry out the Approved Development** Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or Building Format Plan (BFP) endorsement, whichever occurs first.
2	**Maintain the Approved Development** Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
Construction Management		
3	**Hours of Work – Construction** Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
4	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
5	**Certification of Operational Work for Contributed Assets** Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the *Certification Procedures Manual.*	At all times
6	**Construction Management Plan** a) Submit to EDQ IS, a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes. b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7	**Erosion and Sediment Management** a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8	**Traffic Management Plan** a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with *Austroads Guide to Temporary Traffic Management*, 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. *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.*	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
9	**Construction Noise Management Plan**	
	a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of *Australian Standard AS2436-2010* 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.	a) Prior to commencing work
	b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.	b) During construction
	c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	c) As requested by EDQ
10	**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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	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. *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.*	b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
Engineering		
11	**Earthworks** a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) *Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments;* and ii) the approved Concept Earthworks Site Sections, Drawing 23191-DWG-CV-CV-SK011 C, both prepared by Pitch Black Group. The certified earthworks plans are to: iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; v) include the location and finished surface levels of any cut and/or fill; vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vii) provide details of any areas where surplus soils are to be stockpiled; viii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12	**Acid Sulfate Soils Management Plan** a) Submit to EDQ IS an Acid Sulfate Soils (ASS) Management Plan, prepared in accordance with the *Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014* (as amended from time to time).	a) Prior to commencement of or during earthworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
13	**Retaining Walls**	
	a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must: i) be certified to achieve a minimum 50-year design life; ii) be designed generally in accordance with *Australian Standard AS4678 – Earth Retaining Structures* and relevant material standards (e.g., *AS3600 – Concrete Structures*); iii) include cross and longitudinal sections & elevations and details of material of boundary fences iv) be located and designed generally in accordance with: 1. 23191-DWG-CV-CV-SK012 C dated 10.05.2024 2. Considerations specified within the approved Arborist Report Impact Assessment prepared by Independent Arboricultural Services.	a) Prior to commencing earthworks
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
14	**Shore Street East Upgrade – Compliance Assessment**	
	a) Submit to EDQ IS for compliance assessment functional layout plans, certified by a RPEQ, for road upgrade works on Shore Street East for the full frontage of the site. The RPEQ certified engineering plans must be designed generally in accordance with: i) EDQ PDA Guideline No. 13 *Engineering Standards* ii) EDQ PDA Guideline No. 6 - Street and Movement Network; and	a) Prior to commencing roadworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	iii) Council's Standards for road design for a Neighbourhood Connector. The functional road layout design shall include: 1. 7m carriageway 2. Kerb and channel 3. Line marking and signage 4. 2.5m wide shared path	
	b) Submit to EDQ IS detailed engineering plans and certified by a RPEQ for the Shore Street East Street upgrade along the site frontage, generally in accordance with the functional plan endorsed as part a) of this condition and: i) EDQ PDA Guideline No. 13 *Engineering Standards*; and ii) Council standards for road design.	b) Prior to commencing roadworks
	c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
	d) Submit to EDQ IS as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners (Redland City Council) for all roadworks constructed under this condition.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
15	**Vehicle Access**	
	a) Construct vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a multi-residential driveways.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
16	**Car Parking**	
	a) Construct, sign and delineate car parking spaces generally in accordance with *Australian Standard AS2890 – Parking Facilities* and the approved plans.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	**Condition**	**Timing**
		whichever occurs first
	b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
17	**Bicycle parking**	
	a) Construct, sign and delineate bicycle parking facilities generally in accordance with *Australian Standard AS2890.3 – 1993 Bicycle parking facilities* and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
18	**Water reticulation - Compliance assessment**	
	a) Submit to EDQ IS, for Compliance Assessment, preliminary design plans certified by a RPEQ, for the augmentation of the existing DN100 water main in Shore Street East to DN150 from Cross Street to the connection to the site, generally in accordance with *PDA Guideline No. 13 Engineering Standards.*	a) Prior to commencement of works
	b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the preliminary design plans endorsed as part of part a) of this condition and *PDA Guideline No. 13 Engineering standards.*	b) Prior to commencement of works
	c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
	d) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: a. Council's current adopted standards; and b. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
19	**Water Connection** Connect the approved development to the water reticulation constructed under Condition 18 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
20	**Sewer Connection** Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
21	**Stormwater Connection** a) Submit to EDQ IS, detailed engineering drawings, certified by a RPEQ, for the proposed stormwater management strategies generally in accordance with: i. *PDA Guideline No. 13 Engineering standards* –and Council's current adopted standards ii. The Stormwater Management Plan, 67-69 Shore Street East, Cleveland, prepared by Pitch Black Group dated 14.05.2024 Revision B. To demonstrate: 1. 'no worsening to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. b) Construct stormwater management strategies generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater management strategies have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site 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
22	**Flooding** The finished floor level must be constructed in accordance with the approved stormwater management plan.	Prior to commencement of use
23	**Flood Emergency Management Plan (FEMP)** Implement Flood Emergency Management strategies, generally in accordance with the approved Flood Emergency Management Plan (FEMP) prepared by Pitch Black Group (Revision A), dated 09.05.2024	At all times

PDA Development Conditions		
No.	**Condition**	**Timing**
	and Redland City Council City Plan and Flood planning scheme policy (SC6.11).	
24	**Underground Electrical and Telecommunication Reticulation**	
	a) Submit to EDQ IS detailed electrical reticulation design plans, certified by a RPEQ, for the underground reticulation of electrical and telecommunication services for the full frontage of the site. Plans shall be designed generally in accordance with Council's standard drawings RRCC-6 and R-RCC-7 and the service provider's requirements.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Construct the reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
25	**Electricity**	
	a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	**Telecommunications**	
	a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
27	**Broadband** a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with *Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects*. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
Heritage		
28	**Dilapidation Report** Submit a dilapidation report that provides an assessment of the development on the outbuilding located along the site's eastern boundary and within the neighbouring property identified as 'Fernleigh'.	Prior to commencement of building works.
29	**Tree Protection – Heritage Site Adjacent** a) Retained Trees during construction works must involve: i) An AQF5 minimum Project Arborist (a member of the Queensland Arboricultural Association) to be engaged during the project life. ii) Pre-Start inspection and audit of Tree Protection Fencing before works commence b) Carry out a plant health care program prepared by the Project Arborist for the period of construction works and future actions to ensure viability of the significant trees located on the heritage property in accordance with the approved arborist reports. c) Protection of retained trees and establishment of a Tree Protection Zone (TPZ) during construction works in accordance with *AS4970 Protection of Trees on Development Sites, AS4373 Pruning of Amenity Trees* where required, the approved Arboricultural Impact Assessment, the Ground Penetrating Radar Report and Arborist Comments Report prepared by Independent Arboricultural Services: i) Any required tree works including overhanging canopy from adjacent lots to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia;	a) Prior to commencement of site works. b) At all times c) At all times

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii) Any works that interfere with the root system of a tree must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii) Written approval from the tree owner and Queensland Heritage for any roots to be cut over 50mm. *NOTE: Where approval cannot be obtained, redesign and resubmission of retaining wall and earthworks plans under Conditions 11 and 13 may be required.*	
	d) An exclusion zone to be established along the perimeters of the TPZ and cordoned off with fencing with signage to signify the relevant TPZ. All works to be excluded from the Structural Root Zone. Encroachment of the TPZ to be in accordance with the approved Arboricultural Impact Assessment prepared by Independent Arboricultural Services.	d) At all times
	e) All works within the TPZ (including fencing) to be supervised by the Project Arborist (Min AQF Level 5).	e) At all times
	f) Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.	f) At all times
	g) Submit to EDQ DA, a site assessment and an audit report that includes any further remedial actions prepared by the Project Arborist.	g) At the completion of site works.
Landscaping and Open Space		
30	**Streetscape Works – Compliance Assessment** a) Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works along the full frontage of the subject lots. The streetscape works must be designed generally in accordance with Council's standards and include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The species palette must not include any species listed on Council's Biosecurity Plan. The certified drawings are to include: i) location and type of street lighting in accordance with *AS1158 – 'Lighting for Roads and Public Spaces';* ii) footpath treatments; iii) street trees and understorey plants (shrubs & groundcover), including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; iv) achievement of 50% canopy shade of verge; and v) accord with Condition 14 – Short Street Upgrade.	a) Prior to commencement of streetscape works

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
31	**Landscape Works – Compliance Assessment**	
	a) Submit to EDQ IS for compliance assessment, updated detailed landscape plans certified by an AILA generally in accordance with the approved architectural plans and landscape plans. The detailed landscape plans are to: i) detail irrigation infrastructure; ii) provides details of boundary fencing that considers adjoining site uses: 1. GJ Walter Park 2. *Fernleigh* heritage place 3. Streetscape that requires 50% visual permeability and no greater than 1.8m.	a) Prior to commencement of landscape works.
	b) Construct the landscape works (including installation of rainwater tanks) generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
	c) Submit to EDQ IS certification by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
32	**Refuse Collection**	
	a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; and in accordance with the Operational Waste Management Plan prepared by Modus Transport & Traffic Engineering, dated 13.06.2024. b) Implement the refuse collection arrangements submitted under part a) of this condition.	For both parts a) and b) prior to commencement of use or BFP endorsement, whichever occurs first.

PDA Development Conditions		
No.	**Condition**	**Timing**
33	**Outdoor Lighting** Outdoor lighting within the site is to be designed and constructed in accordance with *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.*	Prior to commencement of use or BFP endorsement, whichever occurs first
34	**Sustainability** a) Construct the development in accordance with the approved sustainability management plan. b) Submit to EDQ evidence from a suitably qualified person the development has been constructed in accordance with the approved sustainability management plan. Evidence to include: i) Certified as-built design drawings; and ii) Evidence of constructed / installed measures for sustainability initiatives listed in Appendix A of the approved Sustainability Management Plan; and iii) The final report prepared by a suitably qualified sustainability professional that outcomes identified in the approved sustainability management plan have been delivered. *To note: Evidence of constructed / installed sustainability measures can include photographs; certification from a plumber that water saving devices have been installed and are functioning; certification from an electrician that EV/PV are installed and operational; certificates from certification schemes (ie*. FSC / PEFC, Liveable Housing) and Home User Guides.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
35	**Schedule of Materials and Finishes – Compliance Assessment** a) Submit to EDQ DA for Compliance Assessment, a Schedule of Materials and Finishes for all external aspects of the building, including the rooftop. The Schedule is to be supported by annotated plans and supporting documents addressing at a minimum, how the proposed materials and finishes will: i) achieve low reflective levels which do not cause excessive glare or reflection, particularly for adjoining residential buildings (both existing and future) ii) treat openings with glazing, shading and screening treatments to protect privacy, improve livability for residents and enable passive design and air flow iii) contribute to environmentally sustainable design practices iv) ensure durability and robustness, given the building's coastal location.	a) Prior to the commencement of building works.

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Construct the development in accordance with the documentation endorsed under part a) of this condition.	b) Prior to commencement of use or registration of a Building Format Plan, whichever occurs first.
36	**Easements over Infrastructure** Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for any 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
37	**Accessible Housing** Provide evidence the development has delivered a minimum of 10% accessible dwellings in accordance with the *PDA Guideline 2*.	Prior to commencement of use or BFP endorsement, whichever occurs first.
38	**Electric Vehicle Readiness** a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
39	**Infrastructure Charges** a) Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. b) Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time 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 ****