DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-TOH-5491

22 October 20

Karote P/L Chippers Trust
C/- Align Planning
Att: Stephen Northey
1 The Glen
Southport QLD 4215

Email: stephen@alignplanning.com.au

Dear Applicant

Changed PDA Decision Notice
Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	**Toondah Harbour**
PDA Development Approval:	**Development Permit for MCU for Multiple Dwellings**
Property Location:	**67-69 Shore Street East, Cleveland**
Property Description:	**Lots 12 and 13 on C14563**

On 22 October 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at Current applications and approvals.

If you require any further information, please contact Tiana Hill on 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Redland City Council

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Website www.edq.qld.gov.au
ABN 76 590 288 697

Changed Decision Notice

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

PDA Development Approval details	
DEV Reference No.	DEV-2026-TOH-5491
Original Approval details	PDA Development Approval for Development Permit for MCU for Multiple Dwelling (30 units)
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: - Inclusion of condition 3A to allow for out of hours works to be requested through a compliance assessment
Original decision date	30 September 2024
1st Change to Approval decision date	4 April 2025
2nd Change to Approval decision date	8 October 2025
3rd Change to Approval decision date	22 October 2026
Currency Period	6 years from the Original decision date

Approved plans and documents

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

	Plan/Document Name	Reference No.	Prepared By	Date
Plans and documents previously approved on 8 October 2025				
1.	Arborist Comments Report	IAS17336	Independent Arboricultural Services	24/07/2025
2.	Cover page	0.00 Rev M7	RC design	15/09/2025
3.	3D indicative	0.01 Rev M7	RC design	15/09/2025
4.	3D indicative	0.02 Rev M7	RC design	15/09/2025

5.	3D indicative	0.03 Rev M7	RC design	15/09/2025
6.	3D indicative	0.04 Rev M7	RC design	15/09/2025
7.	3D indicative	0.05 Rev M7	RC design	15/09/2025
8.	3D indicative	0.06 Rev M7	RC design	15/09/2025
9.	3D indicative	0.07 Rev M7	RC design	15/09/2025
10.	Site plan	1.3 Rev M7	RC design	15/09/2025
11.	Landscape and Recreation Space Calculation	1.4 Rev M7	RC design	15/09/2025
12.	Ground floor	2.1 Rev M7	RC design	15/09/2025
13.	First floor	2.2 Rev M7	RC design	15/09/2025 Amended in red
14.	Second floor (typical)	2.3 Rev M7	RC design	15/09/2025
15.	Third floor (typical)	2.4 Rev M7	RC design	15/09/2025
16.	Fourth floor (typical)	2.5 Rev M7	RC design	15/09/2025
17.	Fifth floor (typical, sub-penthouse)	2.6 Rev M7	RC design	15/09/2025
18.	Sixth floor (typical, penthouse)	2.7 Rev M7	RC design	15/09/2025
19.	Roof plan	2.8 Rev M7	RC design	15/09/2025 Amended in red
20.	Elevation	3.1 Rev M7	RC design	15/09/2025
21.	Elevation	3.2 Rev M7	RC design	15/09/2025
22.	Elevation	3.3 Rev M7	RC design	15/09/2025
23.	Elevation	3.4 Rev M7	RC design	15/09/2025
24.	Section 1a	3.5 Rev M7	RC design	15/09/2025
Plans and documents previously approved on 4 April 2025				
25.	Sustainability Management Plan	Version 3	Ecolateral Pty Ltd	March 2025 Amended in red
Plans and documents previously approved on 30 September 2024				
26.	Engineering Services Report	23191-RPT-CV-0002 Rev A	Pitch Black Group	02/02/2024
27.	Flood emergency management plan	23191-RPT-CV-0001 Rev A	Pitch Black Group	09/05/2024
28.	Stormwater management plan, “Stormwater Management Plan,	23191-RPT-CV-0001 Rev B	Pitch Black Group	04/05/2024

	67-69 Shore Street East, Cleveland			
29.	Traffic Impact Assessment, 67-69 Shore Street East, Cleveland	858rep240613 Rev C	Amber Traffic & Transport Direction	13/06/2024
30.	Operational Waste Management Plan	MOD23551QLD-OWMP Rev B	Modus Transport and Traffic Engineering	13/06/2024
31.	Water Supply and Sewerage Network Capacity Assessment	Version 1	H_2One Pty Ltd	21/06/2024
32.	Response to Queensland Government Reference DEV2024/1488, 67 Shore Street East, Cleveland	B001969ltr01	NGS Structural Engineers	30/04/2024
33.	Arboricultural Impact Assessment	IAS13882	Independent Arboricultural Services	21/06/2024
34.	Arborist Comments Report – Ground penetrating radar report	IAS14905	Independent Arboricultural Services	23/05/2024
35.	Concept services layout	23191-DWG-CV-CV-SK001 Rev C	Pitch Black Group	10/05/2024
36.	Concept earthworks layout	23191-DWG-CV-CV-SK010 Rev C	Pitch Black Group	10/05/2024
37.	Concept earthworks site sections	23191-DWG-CV-CV-SK011 Rev C	Pitch Black Group	10/05/2024
38.	Concept retaining wall rtw01 sections	23191-DWG-CV-CV-SK012 Rev A	Pitch Black Group	10/05/2024 Amended in red
39.	Cover page	0.00 Rev G3	RC Design	08/08/2024
40.	Site location	1.1 Rev G3	RC Design	08/08/2024
41.	Survey plan	1.2 Issue A	Axis Surveys	29/03/2022
42.	Refuse calculation	1.5 Rev G3	RC Design	08/08/2024
43.	Site cover	2.9 Rev G3	RC Design	08/08/2024
44.	Sections 2a	3.6 Rev G3	RC Design	08/08/2024
45.	Sections 3a	3.7 Rev G3	RC Design	08/08/2024
46.	Landscape concept plan - ground floor	2402 Sht-1 Issue C	Mark Baldock Landscape Architect	18/06/2024 Amended in red

47.	Landscape concept plan - 1st floor	2402 Sht-2 Issue C	Mark Baldock Landscape Architect	18/06/2024 Amended in red
48.	Landscape concept plant list, specification	2402 Sht-3 Issue C	Mark Baldock Landscape Architect	18/06/2024

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

a) The Applicant must:

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

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

iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to Compliance Assessment are as follows:

i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.

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

iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.

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

v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can

[1] The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

[2] The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways: a) For conditions requiring Compliance Assessment via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au. b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process via the CPM Digital Submission system.

PDA Development Conditions		
No.	**Condition**	**Timing**
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
3A	**Out of Hours Work – Compliance Assessment**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form[3].	Minimum of 10 business days prior to proposed out of hours work commencement date
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;	a) Prior to commencing work

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

PDA Development Conditions		
No.	**Condition**	**Timing**
	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. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
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	a) Prior to commencing work

PDA Development Conditions		
No.	**Condition**	**Timing**
	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.*	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; 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.	a) Prior to commencing work b) During construction c) As requested by EDQ

PDA Development Conditions		
No.	**Condition**	**Timing**
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; 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	a) Prior to commencing earthworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	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.	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) b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13	**Retaining Walls**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	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 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

PDA Development Conditions		
No.	**Condition**	**Timing**
	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, whichever occurs first

PDA Development Conditions		
No.	**Condition**	**Timing**
	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. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with 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
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.* 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.* c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition. 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.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use or BFP endorsement, whichever occurs first d) Prior to commencement of use or BFP endorsement, whichever occurs

PDA Development Conditions		
No.	**Condition**	**Timing**
		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
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

PDA Development Conditions		
No.	**Condition**	**Timing**
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. b) Construct the reticulation works generally in accordance with the certified plans 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
25	**Electricity** a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	**Telecommunications**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first 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*. 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	a) Prior to commencement of site works.

PDA Development Conditions		
No.	**Condition**	**Timing**
	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.	b) At all times
	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; 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) At all times
	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

PDA Development Conditions		
No.	**Condition**	**Timing**
	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. 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	a) Prior to commencement of landscape works.

PDA Development Conditions		
No.	**Condition**	**Timing**
	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.	
	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.
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.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	**Condition**	**Timing**
	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, Livable Housing) and Home User Guides.	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. 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.

PDA Development Conditions		
No.	**Condition**	**Timing**
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 ****