

Our ref: DEV2012/397

2 June 2014

W, K, J, A & G Stammes
c/- Mr Adam Lockhart
Hayes Anderson Lynch Architects
PO Box 2680
FORTITUDE VALLEY BC QLD 4006

Dear Adam

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (171 DWELLING UNITS) AND A PDA PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR COMMERCIAL AND RETAIL WITHIN A HERITAGE PLACE (208M²) AT 23, 25, 29, 31, 33, 35, 39 ABBOTSFORD ROAD AND 28 CINTRA ROAD, BOWEN HILLS DESCRIBED AS LOTS 2, 3 AND 6 ON RP10087, LOT 17 ON RP47816, LOT 1 ON RP10091, LOT 1 AND 2 ON RP10092 AND LOT 4 ON RP40430

On 30 May 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdip.qld.gov.au/assessment-of-priority-development-areas/infrastructure-and-planning/development-applications/assessment-of-priority-development-areas.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely



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MATERIAL CHANGE OF USE

PREAMBLE

For the purpose of interpreting this Decision Notice, including the conditions of approval, the following applies:-

1. Relationship with the development scheme and other approvals

In relation to this Approval:

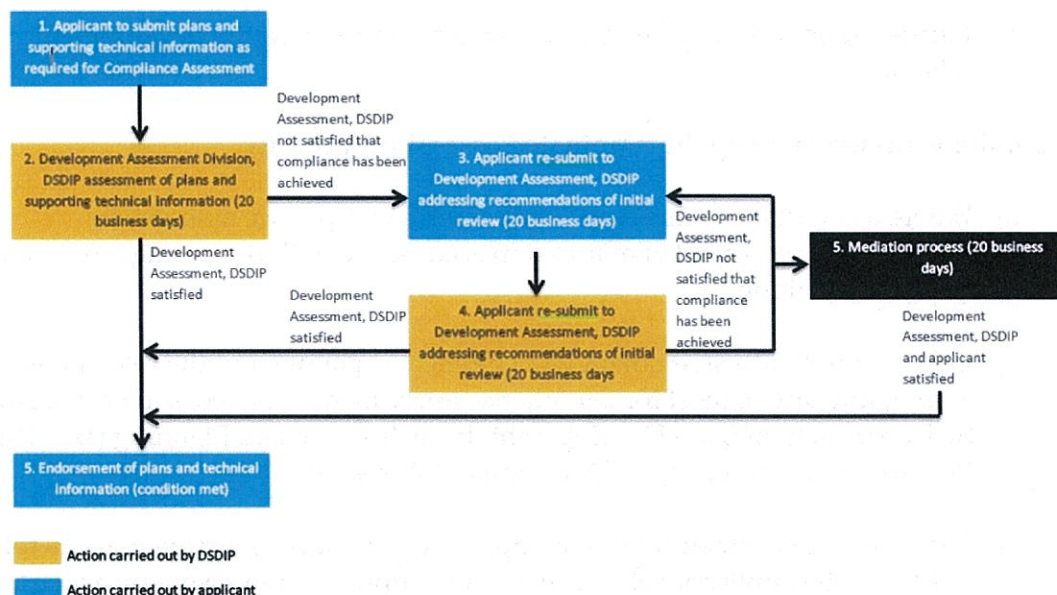
- a) Priority Development Area (PDA) exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- b) Further approvals may be obtained in accordance with the development scheme.

2. Compliance assessment by the nominated assessing authority

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timings set out in the relevant condition.
- b) Before compliance assessment will commence, payment of the relevant fee must accompany any request for compliance assessment. The fee is to be confirmed by Department of State Development, Infrastructure and Planning (DSDIP) Priority Development Area Development Assessment.
- c) The process and timeframes that apply to compliance assessment are as follows:
 - (i) the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - (ii) **within 20 business days** – DSDIP Priority Development Area Development Assessment or it's Delegate assesses the plans and supporting information and:
 - a. if satisfied with the information as submitted - endorses the information and the conditions of approval (or element of the condition) is determined to have been met; or
 - b. if not satisfied with the information as submitted – notifies the applicant accordingly.
 - (iii) if the applicant is notified under (ii)b. above, the information and plans addressing the concerns are to be resubmitted to DSDIP Priority Development Area Development Assessment **within 20 business days** from the date of the notice.
 - (iv) **within 20 business days** – DSDIP Priority Development Area Development Assessment assesses the re-submitted plans and supporting information and:
 - a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the conditions of approval (or element of the condition) is determined to have been met or
 - b. if not satisfied with the information as submitted – notifies the applicant accordingly.

- (v) if DSDIP Priority Development Area Development Assessment is not satisfied that compliance has been achieved, within **20 business days** - 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.

When DSDIP Priority Development Area Development Assessment and the applicant are both satisfied with the re-submitted information lodged - DSDIP Priority Development Area Development Assessment endorse the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.



- d) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:-
- (i) plans for each building (dimensioned architectural floor plans, elevations and sections)
 - (ii) landscape plans
 - (iii) specialist assessment reports as required that may include stormwater management and drainage and acoustics.
- e) Compliance assessment may be undertaken using the DSDIP Certification Procedures Manual, when identified within this approval.

ABBREVIATIONS

The following identified abbreviations form part of the conditions package. Where the following abbreviation is annotated within the conditions it will be underlined.

1. **AILA** means:- Australian Institute Landscape Architect
2. **ASSMP** means:- Acid Sulphate Soils Management Plan

3. **BCC** means:- Brisbane City Council
4. **CDDM** means:- Centres Detailing Design Manual
5. **Compliance assessment** means:- the process of having plans, works, documents, reports, strategies or the like, as required by a condition of approval, endorsed by the nominated assessing authority.
6. **DSDIP** means:- Department of State Development, Infrastructure and Planning
7. **DSDIP – PDADA** means:- Department of State Development, Infrastructure and Planning – Priority Development Area Development Assessment
8. **EMP** means:- Earthworks Management Plan
9. **ESC** means:- Erosion and Sediment Control
10. **MEDQ** means:- The Minister of Economic Development Queensland
11. **Nominated assessing authority**, pursuant to section 88 of the *Economic Development Act 2012* (the Act), for the conditions of approval means:-
 - a) for operational works:-
 - a. the Minister of Economic Development Queensland (MEDQ) or their delegate;
 - b. a Certifier as agreed to by the MEDQ; or
 - c. if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.
 - b) for other matters:-
 - b. the Minister of Economic Development Queensland (MEDQ) or their delegate; or
 - c. if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.
12. **PDA** means: - Priority Development Area.
13. **QUDM** means:- Queensland Urban Drainage Manual
14. **QUU** means:- Queensland Urban Utilities
15. **RPEQ** means:- Registered Professional Engineer of Queensland

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	23, 25, 29, 31, 33, 35, 39 Abbotsford Road and 28 Cintra Road, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lots 2, 3 and 6	RP10087
	Lot 17	RP47816
	Lot 1	RP10091
	Lots 1 and 2	RP10092
	Lot 4	RP40430
PDA development application details		
MEDQ reference number	DEV2012/397	
Lodgement date	30 November 2012	
Type of application	<input checked="" type="checkbox"/> New development involving:- <input checked="" type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	
Description of proposal applied for	Development Permit for Material Change of Use – Multiple Residential (171 dwelling units) and Preliminary Approval for Material Change of Use for Commercial and Retail within a Heritage Place (208m ²)	

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	
Decision date		30 May 2014	
Currency period		4 years from Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Basement 1 and 2	DD01, Issue B	22/5/2014
2.	Ground	DD02, Issue B	22/5/2014, Amended in Red 26/05/2014
3.	Level 1	DD03, Issue B	22/5/2014, Amended in Red 26/05/2014
4.	Level 2	DD04, Issue B	22/5/2014, Amended in Red 26/05/2014
5.	Level 3	DD05, Issue B	22/5/2014, Amended in Red 26/05/2014
6.	Level 4	DD06, Issue B	22/5/2014, Amended in Red 26/05/2014
7.	Level 5	DD07, Issue B	22/5/2014
8.	Level 6	DD08, Issue B	22/5/2014
9.	Level 7	DD09, Issue B	22/5/2014
10.	Level 8	DD10, Issue B	22/5/2014
11.	West Elevation	DD11, Issue B	22/5/2014, Amended in Red 26/05/2014
12.	North Elevation	DD12, Issue B	22/5/2014, Amended in Red 26/05/2014
13.	East Elevation	DD13, Issue B	22/5/2014, Amended in Red 26/05/2014
14.	Building B South Elevation	DD14, Issue B	22/5/2014, Amended in Red 26/05/2014
15.	Section A	DD15, Issue B	22/5/2014

PDA Preliminary Approval Conditions

General/ Planning Requirements

1.	Publically accessible easement As part of a subsequent application for a development permit, submit to <u>DSDIP – PDADA</u> all documentation facilitating public access around the perimeter of the Heritage Place, as illustrated on the stamped approved plan, Level 1, DD03, Issue B, dated 22/5/2014, Amended in Red 26/05/2014.	Prior to survey plan endorsement
2.	Heritage Drawings As part of a subsequent application for a development permit, submit to <u>DSDIP – PDADA</u> , amended architectural drawings detailing: <ul style="list-style-type: none"> a) Detailed internal and external drawings; b) Reinstated front stairs; c) Landscape details surrounding the heritage place; d) Colours, materials and finishes; and e) Car parking and access arrangements. 	Prior to approval for building works

PDA Development Permit Conditions

General/ Planning Requirements

3.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
4.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings and documents, and any relevant Council engineering or other approval required by the conditions.	As indicated
5.	Titling arrangement Development subject to this approval cannot straddle a common boundary.	At all times
6.	Approval of ‘as constructed’ sustainable design a) Ensure the development can achieve an average NatHERS rating of 7.5 stars. b) Submit to <u>DSDIP – PDADA</u> written confirmation, from a suitably qualified sustainability professional, certifying that the development has been constructed to meet part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use

7.	Affordable Housing Submit to <u>DSDIP – PDADA</u> , evidence that the development delivers 5% of the housing stock as affordable units in accordance with EDQ Guideline no. 16 Housing.	Prior to commencement of use
8.	Accessible Housing Submit to <u>DSDIP – PDADA</u> , evidence that the development delivers 10% accessible units.	Prior to commencement of use
Compliance Assessment		
9.	Compliance Assessment – Stormwater Drainage and Management System a) Submit to <u>DSDIP – PDADA</u> for compliance assessment, a stormwater management plan, certified by an <u>RPEQ</u> , in accordance with <u>QUDM</u> and State Planning Policy Water Quality. b) Submit detailed stormwater engineering drainage plans and management plans, certified by an <u>RPEQ</u> , generally in accordance with part a) of this condition c) Construct the stormwater drainage and management works in accordance with the submitted stormwater drainage plans required in part (b) of this condition. d) Submit to <u>DSDIP – PDADA</u> , 'As Constructed' drawings and asset register, verified and signed by an <u>RPEQ</u> , confirming all works have been completed in accordance with the endorsed plans.	a) Prior to approval for building works
10.	Compliance Assessment – Acoustic Report a) Submit to <u>DSDIP – PDADA</u> for compliance assessment, an acoustic report, certified by an <u>RPEQ</u> , in accordance with <u>BCC's City Plan 2000 Noise Impact Assessment Planning Scheme Policy</u> and <u>AS 2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors</u> . b) Construct the works in accordance with the recommendations certified in the endorsed Acoustic Report required by part a) of this condition.	a) Prior to approval for building works b) Prior to commencement of use
11.	Compliance Assessment – Elevations and Sections Submit to <u>DSDIP – PDADA</u> for compliance assessment, detailed north, east and south elevations and sections illustrating the proposed development.	Prior to approval for building works
12.	Compliance Assessment – Dimensioned Architectural Drawings Submit to <u>DSDIP – PDADA</u> for compliance assessment, internal dimensioned architectural drawings illustrating the proposed development.	Prior to approval for building works

13.	<p>Compliance Assessment – Detailed Landscape Plan</p> <p>Submit to <u>DSDIP – PDADA</u> for compliance assessment, a detailed landscape plan:</p> <p>a) Detailing landscape plans, certified by an <u>AILA</u> Landscape Architect or suitably qualified Landscape Contractor, illustrating the extent of landscaping for the development (including communal rooftop recreation areas) and the overall site interface with the streetscape. The plans must, where relevant:</p> <ul style="list-style-type: none"> include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations, replacement trees are to be provided in an agreed location; ensure landscaping maintains visibility along pathways and vehicle paths; include species which are low maintenance and water-wise; ensure the selection of species takes into account the location of overhead or underground services; ensure proposed turfed areas are accessible externally by standard lawn mowing equipment and receive adequate sunlight; and where possible, maximise opportunities for water infiltration on-site, through landscaped areas and permeable paving. <p>b) Construct the works in accordance with the certified and endorsed plans required by part a) of this condition.</p> <p>c) On completion, submit to <u>DSDIP – PDADA</u>, written evidence from an <u>AILA</u> Landscape Architect or suitably qualified Landscape Contractor that the completed landscaping works complies with the endorsed detailed landscape plan.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
Architecture and Design		
14.	<p>Window sill treatments</p> <p>Window sills on all ground floor and Shop tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shops on the Ground level is not appropriate.</p>	Prior to approval for building works
15.	<p>Submit External Details</p> <p>Submit to <u>DSDIP – PDADA</u>, further details of the building, facade treatment and external materials, colours and finishes generally consistent with the approved plans.</p>	Prior to approval of building work
Engineering		
16.	<p>Construction Management Plan</p> <p>a) Submit to <u>DSDIP – PDADA</u>, a site based construction management plan that includes, but is not limited to:</p> <ul style="list-style-type: none"> Prepare a construction monitoring programme during in-ground construction work. 	a) Prior to commencement of site works

	<ul style="list-style-type: none"> • Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work. • Management of noise and dust generated from the site during and outside construction work hours including the nomination of a complaint manager. • Management of sedimentation and erosion which complies with <u>BCC's</u> Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. • That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. <p>b) All work shall be undertaken in accordance with the construction management plan required in part a) of this condition, which must be current and available on site at all times during the construction period.</p>	b) As indicated
17.	<p>Easements over infrastructure – water supply, sewerage, drainage</p> <p>Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.</p>	Prior to commencement of use
18.	<p>Acid Sulphate</p> <p>a) If Acid Sulphate Soils are found on the site, submit to <u>DSDIP – PDADA</u> an Acid Sulphate Soils Management Plan (<u>ASSMP</u>). The <u>ASSMP</u> shall be prepared by a suitably qualified professional approved by the principal consultant certifying the construction works.</p> <p>b) Excavation and removal of acid sulphate soils will be undertaken in accordance with the certified <u>ASSMP</u>.</p>	<p>a) Prior to commencement of works</p> <p>b) During the site works</p>
19.	<p>Filling and Excavation</p> <p>a) Submit to <u>DSDIP – PDADA</u>, an Earthworks Management Plan (<u>EMP</u>) certified by an <u>RPEQ</u>, generally in accordance with AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments”.</p> <p>The <u>EMP</u> shall:</p> <ul style="list-style-type: none"> • link with and support the Erosion and Sediment Control plans; • provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; • provide full details of any areas where surplus soils are to be stockpiled 	a) Prior to commencement of site works

	<p>b) Carry out the filling and excavation in accordance with part a) of this condition.</p> <p>c) Submit to <u>DSDIP – PDADA</u>, written certification by an <u>RPEQ</u> that all filling and excavation works have been carried out generally in accordance with the certified <u>EMP</u> and any unsuitable material encountered has been treated or replaced with suitable replacement material.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
20.	<p>Erosion & Sediment Management</p> <p>a) Submit to <u>DSDIP – PDADA</u>, an Erosion and Sediment Control (<u>ESC</u>) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and <u>BCC</u>'s "Erosion and Sediment Control Standard" (Version 9 or later).</p> <p>b) Implement and maintain in accordance with part a) of this condition.</p>	<p>a) Prior to site works commencing</p> <p>b) At all times during site works</p>
21.	<p>Traffic and Access</p> <p>Submit to <u>DSDIP – PDADA</u> a detailed traffic and access plan certified by an <u>RPEQ</u>:</p> <p>a) Demonstrating that the car park is designed generally in accordance with Australian Standard 2890 Parking Facilities;</p> <p>b) B99 vehicle turning templates with clearances that two vehicles can pass travelling into and out of Basement 1 from the Ground Floor car park;</p> <p>c) Manoeuvring on site for a MRV, a RCV and for the loading and unloading of the vehicles(s);</p> <p>d) Dimensioned plans detailing:</p> <ul style="list-style-type: none"> • Driveways; • Car spaces; • Parking aisles; • Ramp grades; • Minimum height clearance including pipe works and intrusions; • Column locations; and • Location of security gate(s). <p>e) Documentation that demonstrates entries from and exits to Abbotsford Road are left-in, left-out only;</p> <p>f) Documentation that demonstrates a minimum of 176 car spaces and their location, including disability and visitor spaces, service and loading spaces for all residential buildings and 2 spaces for future needs to service the Heritage Place;</p> <p>g) Documentation that demonstrates the number of bicycle spaces and</p>	<p>Prior to approval for building works</p>

	<p>end of trip facilities in accordance with the Bowen Hills UDA Development Scheme;</p> <p>h) Plans which indicate a delineated and signed area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site;</p> <p>i) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads;</p> <p>j) Delineate and sign the designated vehicle entry points;</p> <p>k) Demonstrating that all service and waste collection vehicles can enter and leave the site in a forward motion by connecting the two car parks via an internal aisle, as amended in red on Ground, DD02, Issue B, dated 22/5/2014, Amended in Red 26/5/2014</p> <p>l) Plans which indicate a minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities; and</p> <p>m) Plans which indicate a height clearance sign located at the entrance(s) to undercover car parking areas, and a visitor direction parking sign clearly visible at the vehicle entrance to the site.</p>	
22.	<p>Abbotsford Road Entries</p> <p>The entry from and the exit to Abbotsford Road must be signed to be left-in, left-out only.</p>	Prior to commencement of use and to be maintained
23.	<p>Refuse Collection</p> <p>a) Submit to <u>DSDIP – PDADA</u> plans:</p> <ul style="list-style-type: none"> • nominating the number and type of refuse bins. Demonstrate that the design is in accordance with <i>Brisbane City Council's Chapter 9 Refuse Collection, Subdivision and Development Guidelines</i>. <p>b) Obtain refuse collection approval from <u>BCC</u> City Waste Services, or a private waste contractor.</p>	<p>a) Prior to approval for building works</p> <p>b) Prior to survey plan endorsement</p>
24.	<p>Streetscape Works</p> <p>a) Submit to <u>DSDIP – PDADA</u>, streetscape plans certified by an <u>AILA</u> Landscape Architect, detailing the proposed streetscape works in Abbotsford Road and Cintra Road are generally in accordance with <u>BCC's Subdivision and Development Guidelines</u> and <u>Centres Detailing Design Manual (CDDM)</u>;</p>	<p>a) Prior to commencement of site works</p>

	<p>b) Construct the works in accordance with the certified streetscape plans required in part (a) of this condition.</p> <p>c) Submit to <u>DSDIP – PDADA</u> “As Constructed” plans and an asset register certified by an <u>AILA</u> Landscape Architect in a format acceptable to <u>BCC</u> demonstrating compliance with this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
25.	<p>Protecting Existing Infrastructure</p> <p>Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should alterations to public utility mains, existing mains, services or installations be required, then the developer must carry out the works in accordance with <u>BCC</u>’s "Subdivision and Development Guidelines" and meet the costs of the alterations.</p>	While site works are occurring, then to be maintained
26.	<p>Sewer – Queensland Urban Utilities Nominated Assessment Authority</p> <p>a) Submit to <u>DSDIP – PDADA</u> a Sewer Network Analysis, certified by an <u>RPEQ</u> and endorsed by <u>QUU</u>, that the site can be serviced by sewer.</p> <p>b) Submit to <u>DSDIP – PDADA</u> detailed engineering plans, certified by an <u>RPEQ</u>, to upgrade the existing sewer reticulation, in accordance with part a) of this condition.</p> <p>c) Construct the upgraded sewer system and connections in accordance with the certified plans required in part (b) of this condition. Submit to <u>DSDIP – PDADA</u> ‘As Constructed’ drawings certified by an <u>RPEQ</u> confirming all works have been completed in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of sewer works</p> <p>c) Prior to commencement of use</p>
27.	<p>Water – Queensland Urban Utilities Nominated Assessment Authority</p> <p>a) Submit to <u>DSDIP – PDADA</u> a Water Network Analysis, certified by an <u>RPEQ</u> and endorsed by <u>QUU</u> that the site can be serviced by water.</p> <p>b) Submit to <u>DSDIP – PDADA</u> detailed engineering plans, certified by an <u>RPEQ</u>, to upgrade the existing water reticulation, in accordance with part a) of this condition.</p> <p>c) Construct the upgraded water system and connections in accordance with the certified plans required in part (b) of this condition. Submit to <u>DSDIP – PDADA</u> ‘As Constructed’ drawings certified by an <u>RPEQ</u> confirming all works have been completed in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of water reticulation works</p> <p>c) Prior to commencement of use</p>

28.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the <u>BCC's Subdivision and Development Guidelines</u> .	Prior to commencement of use
29.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development, in accordance with <u>BCC's Subdivision and Development Guidelines</u> . b) Construct services in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
30.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with <u>BCC's Subdivision and Development Guidelines</u> .	Prior to commencement of use.
31.	Broadband Submit to <u>DSDIP – PDADA</u> , a written agreement from an authorised telecommunications service provider, in accordance with the Communications Alliance G645:2011 guideline, that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided.	Prior to commencement of use.
32.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
Certification Process		
33.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the <i>DSDIP Self Certification Procedure Manual</i> . No work shall commence until <u>DSDIP – PDADA</u> acknowledges, in writing, receipt of the certification documents submitted by the Project Coordinator.	Prior to commencement of site works
34.	Pre-Construction Self Certification No work shall commence until <u>DSDIP – PDADA</u> acknowledges, in writing, receipt of certification package(s) from the Project Coordinator in accordance with the <i>DSDIP Certification Procedures Manual</i> .	Prior to commencement of construction

35.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification approved forms and "As Constructed" plans, including an asset register, certified by an <u>RPEQ</u> , that the plans are a true record of the works "As Constructed" are in accordance with the certified plans.	Prior to the commencement of use
Pollution		
36.	Lighting External lighting is to be designed and installed in accordance with any relevant local government policy or standard or, where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.	Prior to commencement of use
Monetary Contributions		
37.	Infrastructure Contributions Pay to <u>MEDQ</u> the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2013.	In accordance with the Infrastructure Funding Framework

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (eg for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

**** End of Package ****