



Department of  
**State Development, Infrastructure,  
Local Government and Planning**

Our ref: DEV2020/1103

12 August 2021

Bob Kelly & Company Pty Ltd ATF RJ & KO Kelly Family Trust  
C/- Urban Strategies Pty Ltd  
Att: Ms Christine Matheson and Mr Lochlan Mummery  
PO Box 3368  
SOUTH BRISBANE QLD 4101

Email: c.matheson@urbanstrategies.com.au

Dear Ms Matheson and Mr Mummery

**S89(1)(a) Approval of PDA development application**  
**Development Permit for a Material change of use for Multiple Residential (516 Units) and Office (minimum 1,260m<sup>2</sup>) at 490 Beams Road, Fitzgibbon described as Lot 4 on RP80282**

On 12 August 2021, 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 Department website at [www.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Mr Chris Hinton, A/Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 34527494 or at [chris.hinton@dsdilgp.qld.gov.au](mailto:chris.hinton@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	490 Beams Road, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	4	RP80282

PDA development application details	
DEV reference number	DEV2020/1103
'Properly made' date	19 March 2020
Type of application	<input checked="" type="checkbox"/> PDA development application for: <input checked="" type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Development permit
Proposed development	Material Change of Use – Multiple Residential (516 Units) and Office

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.
Decision date	12 August 2021
Currency period	6 years from the decision date

**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. 'Site Plan', prepared by Wiltshire Stevens Architects	SK-02, Revision M	24 November 2020 (Amended in Red 6 July 2021)
2. 'Staging Plan', prepared by Wiltshire Stevens Architects	SK-03, Revision M	24 November 2020 (Amended in Red 6 July 2021)
3. 'Beams Rd. Project Interface Plan', prepared by Wiltshire Stevens Architects	SK-03A, Revision M	24 November 2020 (Amended in Red 6 July 2021)
4. 'Site Plan Ground Level', prepared by Wiltshire Stevens Architects	SK-04, Revision M	24 November 2020 (Amended in Red 6 July 2021)
5. 'Site Plan Level 1-6', prepared by Wiltshire Stevens Architects	SK-05, Revision M	24 November 2020 (Amended in Red 6 July 2021)
6. 'Site Plan Level 7', prepared by Wiltshire Stevens Architects	SK-06, Revision M	24 November 2020 (Amended in Red 6 July 2021)

7.	'Site Plan Basement 1', prepared by Wiltshire Stevens Architects	SK-07, Revision M	24 November 2020 (Amended in Red 6 July 2021)
8.	'Site Plan Basement 2', prepared by Wiltshire Stevens Architects	SK-08, Revision M	24 November 2020 (Amended in Red 6 July 2021)
9.	'Building A Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-09, Revision L	14 October 2020 (Amended in Red 6 July 2021)
10.	'Building A Floor Plans', prepared by Wiltshire Stevens Architects	SK-10, Revision L	14 October 2020 (Amended in Red 6 July 2021)
11.	'Building B Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-11, Revision L	14 October 2020 (Amended in Red 6 July 2021)
12.	'Building B Floor Plans', prepared by Wiltshire Stevens Architects	SK-12, Revision L	14 October 2020 (Amended in Red 6 July 2021)
13.	'Building C Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-13, Revision L	14 October 2020 (Amended in Red 6 July 2021)
14.	'Building C Floor Plans', prepared by Wiltshire Stevens Architects	SK-14, Revision L	14 October 2020 (Amended in Red 6 July 2021)
15.	'Building D Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-15, Revision L	14 October 2020 (Amended in Red 6 July 2021)
16.	'Building D Floor Plans', prepared by Wiltshire Stevens Architects	SK-16, Revision L	14 October 2020 (Amended in Red 6 July 2021)
17.	'Building E Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-17, Revision M	24 November 2020 (Amended in Red 6 July 2021)
18.	'Building E Floor Plans', prepared by Wiltshire Stevens Architects	SK-18, Revision M	24 November 2020 (Amended in Red 6 July 2021)
19.	'Building F Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-19, Revision L	14 October 2020 (Amended in Red 6 July 2021)
20.	'Building F Floor Plans', prepared by Wiltshire Stevens Architects	SK-20, Revision L	14 October 2020 (Amended in Red 6 July 2021)
21.	'Building G Basement 1/2 Floor Plan', prepared by Wiltshire Stevens Architects	SK-21, Revision L	14 October 2020 (Amended in Red 6 July 2021)
22.	'Building G Floor Plans', prepared by Wiltshire Stevens Architects	SK-22, Revision L	14 October 2020 (Amended in Red 6 July 2021)

23.	'Site Elevations', prepared by Wiltshire Stevens Architects	SK-23, Revision L	14 October 2020 (Amended in Red 6 July 2021)
24.	'Site Elevations', prepared by Wiltshire Stevens Architects	SK-24, Revision L	14 October 2020 (Amended in Red 6 July 2021)
25.	'Site Elevations', prepared by Wiltshire Stevens Architects	SK-25, Revision L	14 October 2020 (Amended in Red 6 July 2021)
26.	'Site Elevations', prepared by Wiltshire Stevens Architects	SK-26, Revision L	14 October 2020 (Amended in Red 6 July 2021)
27.	'Perspectives', prepared by Wiltshire Stevens Architects	SK-27, Revision D	14 October 2020 (Amended in Red 6 July 2021)
28.	'Perspectives', prepared by Wiltshire Stevens Architects	SK-28, Revision D	14 October 2020 (Amended in Red 6 July 2021)
29.	'Perspectives', prepared by Wiltshire Stevens Architects	SK-29, Revision D	14 October 2020 (Amended in Red 6 July 2021)
30.	'Unnamed', prepared by Wiltshire Stevens Architects	SK-30	21 October 2020 (Amended in Red 6 July 2021)
31.	'Landscape Concept', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK00, Issue D	December 2020
32.	'Landscape Concept – Key Plan', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK01, Issue D	December 2020 (Amended in Red 6 July 2021)
33.	'Landscape Concept', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK02, Issue D	December 2020 (Amended in Red 6 July 2021)
34.	'Landscape Concept', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK03, Issue D	December 2020 (Amended in Red 6 July 2021)
35.	'Landscape Concept', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK04, Issue D	December 2020 (Amended in Red 6 July 2021)
36.	'Landscape Concept', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK05, Issue D	December 2020
37.	'Landscape Concept – Pedestrian & Cycle Link Plan', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK06, Issue D	December 2020 (Amended in Red 6 July 2021)
38.	'Landscape Concept – Landscape Zones', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK07, Issue D	December 2020 (Amended in Red 6 July 2021)
39.	'Indicative Plant Palette', prepared by Jeremy Ferrier Landscape Architect	2020-008 SK08, Issue D	December 2020

40.	<i>'Noise Assessment Report'</i> , prepared by TTM	17BRA0214R01_3	27 November 2020
41.	<i>'Site Based Stormwater Management Plan'</i> , prepared by Bornhorst & Ward	19045, Revision B	26 February 2020
42.	<i>'Earthworks Layout Sheet 1'</i> , prepared by Bornhorst & Ward	C0110, Revision B	16 December 2020 (Amended in Red 6 July 2021)
43.	<i>'Earthworks Layout Sheet 2'</i> , prepared by Bornhorst & Ward	C0111, Revision B	16 December 2020 (Amended in Red 6 July 2021)
44.	<i>'Earthworks Layout Sheet 3'</i> , prepared by Bornhorst & Ward	C0112, Revision B	16 December 2020 (Amended in Red 6 July 2021)
45.	<i>'Retaining Wall Layout Sheet 1'</i> , prepared by Bornhorst & Ward	C0810, Revision B	16 December 2020
46.	<i>'Retaining Wall Layout Sheet 2'</i> , prepared by Bornhorst & Ward	C0811, Revision B	16 December 2020
47.	<i>'Retaining Wall Layout Sheet 3'</i> , prepared by Bornhorst & Ward	C0812, Revision B	16 December 2020
48.	<i>'Retaining Wall Elevation Sheet 1'</i> , prepared by Bornhorst & Ward	C0820, Revision A	17 November 2020
49.	<i>'Retaining Wall Elevation Sheet 2'</i> , prepared by Bornhorst & Ward	C0821, Revision A	17 November 2020
50.	<i>'Retaining Wall Elevation Sheet 3'</i> , prepared by Bornhorst & Ward	C0822, Revision A	17 November 2020
51.	<i>'Retaining Wall Elevation Sheet 4'</i> , prepared by Bornhorst & Ward	C0823, Revision A	17 November 2020
52.	<i>'Retaining Wall Elevation Sheet 5'</i> , prepared by Bornhorst & Ward	C0824, Revision A	17 November 2020
53.	<i>'Retaining Wall Elevation Sheet 6'</i> , prepared by Bornhorst & Ward	C0825, Revision A	17 November 2020
54.	<i>'Retaining Wall Elevation Sheet 7'</i> , prepared by Bornhorst & Ward	C0826, Revision A	17 November 2020
55.	<i>'Retaining Wall Elevation Sheet 8'</i> , prepared by Bornhorst & Ward	C0827, Revision A	17 November 2020
56.	<i>'Signs and Linemarking Layout Sheet 1'</i> , prepared by Bornhorst & Ward	C0860, Revision B	16 December 2020 (Amended in Red 6 July 2021)
57.	<i>'Signs and Linemarking Layout Sheet 2'</i> , prepared by Bornhorst & Ward	C0861, Revision B	16 December 2020 (Amended in Red 6 July 2021)
58.	<i>'Signs and Linemarking Layout Sheet 3'</i> , prepared by Bornhorst & Ward	C0862, Revision B	16 December 2020 (Amended in Red 6 July 2021)

## Supporting documents

To remove any doubt, the following document is not approved for the purposes of the PDA development approval and is a supporting document only for information purposes.

Supporting plans and documents	Number	Date
1. 'Traffic Engineering: 490 Beams Road – Proposal Mixed Use Development', prepared by ttm	Revision 4	16 December 2020
2. 'Detailed Site Investigation 490 Beams Road Fitzgibbon QLD 4018', prepared by presna	T0150:AJR:77054	August 2019
3. 'Remediation Action Plan 490 Beams Road Fitzgibbon QLD 4018', prepared by presna	T0047:EMP:77054	August 2019
4. 'Auditors Review Advice', by Lloyd Consulting Environmental Services Pty Ltd	1071-L-059	29 August 2019
5. 'Environmental Protection At 1994 Certificate of Approval – Auditor', by Queensland Government	Approval No. CLAD06648919	8 August 2019

## PDA development conditions

### PREAMBLE

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

### **ABBREVIATIONS AND DEFINITIONS:**

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **ASS** means Acid sulfate soils
3. **BFP** means Building Format Plan.
4. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
5. **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.
6. **Council** means the relevant local government for the land the subject of this approval.
7. **UU** means Urban Utilities.
8. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
9. **DTMR** means the Department of Transport and Main Roads
10. **EDQ** means Economic Development Queensland.
11. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
12. **EDQ TS** means Economic Development Queensland's – Technical Services team.
13. **EP Act** means the *Environmental Protection Act 1994*.
14. **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).
15. **MEDQ** means the Minister for Economic Development Queensland.
16. **PDA** means Priority Development Area.
17. **RPEQ** means Registered Professional Engineer of Queensland.

**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<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> 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.

- 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.
  - 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 TS, submit the documentation to:

- a) EDQ DA at: [pdadevelopmentassessment@dsmip.qld.gov.au](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsmip.qld.gov.au)



No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	<p>Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
2.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	<p>At all times following commencement of use</p>
3.	<p><b>Development Staging</b></p> <ul style="list-style-type: none"> <li>a) Development to be delivered sequentially in accordance with the approved '<i>Staging Plan</i>', prepared by Wiltshire Stevens Architects (Drawing No. SK-03, Revision M, dated 24 November 2020 (Amended in Red 6 July 2021))</li> <li>b) Development must commence with Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>a) As indicated</li> <li>b) As indicated</li> </ul>
4.	<p><b>Beams Rd. Investigation area, Proposed Transit Corridor and railway corridor</b></p> <ul style="list-style-type: none"> <li>a) The 'Beams Rd. Investigation area', the 'Proposed Transit Corridor' and the railway corridor shown on the approved '<i>Beams Rd. Project Interface Plan</i>', prepared by Wiltshire Stevens Architects (Drawing No. SK-03A, Revision M, dated 24 November 2020 (Amended in Red 6 July 2021)) must be kept clear of any permanent buildings, structures, earthworks, retaining structures, services and any other works and improvements at, above and/or below ground.</li> <li>b) Where services and/or development works are to be unavoidably located or undertaken within the 'Beams Rd. Investigation area', the 'Proposed Transit Corridor' or the railway corridor, submit to EDQ TS detailed prepared by an RPEQ documenting the infrastructure/services or works and a letter of support from DTMR.</li> <li>c) Submit to EDQ TS RPEQ certification that the requirements of part a) and part b) of this condition have been met.</li> </ul>	<ul style="list-style-type: none"> <li>a) At all times, unless otherwise agreed in writing by the MEDQ via part b) of this condition.</li> <li>b) Prior to site works endorsement of the relevant stage</li> <li>c) Prior to the commencement of use of each stage</li> </ul>

	d) Existing fencing along the site boundary with the rail corridor must be retained.	d) At all times, unless otherwise agreed in with DTMR
<b>Compliance Assessment – Staged Architectural Detail Design</b>		
5.	<p><b>Compliance assessment – Staged Detailed Design</b></p> <p>a) Submit to EDQ DA for compliance assessment plans/supporting information for the detailed design of the buildings and public realm for each stage of development.</p> <p>The plans/supporting information including a covering report, and a full set of architectural plans with dimensions (site plan, floor plans, elevations, sections, roof plans, building materials, private and semi-private open space, a materials schedule etc.) must be prepared by a registered architect, and detail the following:</p> <ul style="list-style-type: none"> <li>i. site and stage location</li> <li>ii. site and stage size and configuration (with dimensions)</li> <li>iii. site features, including existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties</li> <li>iv. an assessment of the proposed design against the UDA-wide and Precinct 2 criteria of the <i>Fitzgibbon PDA Development Scheme</i></li> <li>v. an assessment of the proposed design against <i>PDA Guideline no. 8 Medium and high rise buildings</i></li> <li>vi. accessible housing provision in accordance with the requirements of <i>PDA Guideline no. 2 Accessible Housing</i></li> <li>vii. affordable housing provision in accordance with <i>PDA Guideline no. 16 Housing</i>.</li> <li>viii. building height, gross floor area and site cover</li> <li>ix. interface with existing and proposed adjoining development (both internal and external to the site), including setbacks and tower separations.</li> <li>x. parking and servicing arrangements, including all required accessible carparks to be delivered in accordance with the requirements of <i>PDA Guideline no. 2 Accessible Housing</i></li> <li>xi. bicycle parking, including end-of-trip facilities</li> <li>xii. public realm and landscape plans, including public pathways, in accordance with the requirements of Condition 41</li> <li>xiii. any existing or proposed easements</li> <li>xiv. the requirements of any other relevant condition in this permit</li> <li>xv. any other information deemed necessary by the MEDQ at the time of assessment</li> </ul>	a) Prior to commencement of building works for each stage

	<p>b) Construct works generally in accordance with the plans compliance approved under part a) of this condition.</p> <p>c) Submit to EDQ DA evidence that the requirements of part a) and part b) of this condition have been met.</p>	<p>b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
<b>6.</b>	<p><b>Sustainability and efficiency – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for compliance assessment draft completed Green Star Submission Template and supporting documentation prepared by a Green Star Accredited Professional demonstrating that the building design achieves a minimum projected 5 Star rating under the Green Star Design and As-Built tool (or current version of equivalent GBCA tool as agreed by EDQ TS). Submit evidence of submission of the above documentation to the GBCA for certification.</p> <p>b) Submit “Design Review” certification from the Green Building Council of Australia certifying that the documentation submitted under a) is projected to achieve a 5 Star Green Star rating under the Design and As-Built tool (or GBCA tool approved by EDQ under part a)). Should changes to the documentation submitted under a) be required in response to GBCA Design Review feedback to achieve a 5 Star rating, the final documentation must be submitted to EDQ, and any changes relevant to the approved plans or conditions of approval must be approved by EDQ.</p> <p>c) Design and construct the approved development generally in accordance with the final submission accredited by the GBCA under b)</p> <p>d) Submit to EDQ DA evidence that the requirements of part c) of this condition have been met, including submission of 5 Star “As-Built” rating certification from the Green Building Council of Australia</p>	<p>a) Prior to the commencement of building works for each stage</p> <p>b) Prior to the commencement of building works for each stage</p> <p>c) Prior to commencement of use of each stage.</p> <p>d) Within 12 months of the commencement of use of each stage.</p>
<b>Construction Management and Engineering</b>		
<b>7.</b>	<p><b>Hours of work - construction</b></p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	<p>During construction unless otherwise endorsed</p>

8.	<p><b>Out of hours work - Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA, 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<sup>3</sup> and the applicable fee.</p>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date</p>
9.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	<p>At all times</p>
10.	<p><b>Construction management plan</b></p> <p>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced persons including an ecologist responsible for overseeing the site works, to manage construction impacts, including:</p> <p>i. Preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to:</p> <ul style="list-style-type: none"> <li>A. Ensuring noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>B. Managing stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</li> <li>C. Incorporating vegetation management measures, including protective fencing for fauna and clear identification of vegetation to be retained around the worksite and details of how construction related vehicles and equipment will not damage retained vegetation or its root zones;</li> <li>D. Details about materials stockpiling, including measures to ensure material remains in-situ and cannot enter the waterway or damage retained vegetation or its root zones;</li> </ul> <p>ii. Waterway management measures, including the location and duration of temporary waterway barriers (where relevant, such as stormwater outfalls);</p> <p>iii. Environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tussock frog will be minimized (where relevant);</p>	<p>a) Prior to commencement of works for each stage</p>

<sup>3</sup> The out of hours work request form is available at EDQ's website.

	<ul style="list-style-type: none"> <li>iv. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>v. complaints procedures;</li> <li>vi. site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. provisions to ensure there is no impact to the rail corridor as result of the works;</li> <li>12. for the provision of safe and functional emergency exit routes; and</li> <li>13. any out of hours work as endorsed via Compliance Assessment in accordance with Condition 8.</li> </ul> </li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
<p><b>11.</b></p>	<p><b>Erosion and sediment management</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS 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: <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></li> </ul> </li> <li>b) Implement the certified ESCP submitted under part a) of this condition.</li> </ul>	<p>a) Prior to commencement of works for each stage</p> <p>b) During construction</p>

<p><b>12.</b></p>	<p><b>Traffic management plan</b></p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>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.</p> <p><i>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.</i></p>	<p>a) Prior to commencement of works for each stage</p> <p>b) During construction</p>
<p><b>13.</b></p>	<p><b>Construction noise management plan</b></p> <p>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) During construction</p>

	<p>c) Where requested by EDQ, submit to EDQ TS 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.</p>	<p>c) As requested by EDQ</p>
<p><b>14.</b></p>	<p><b>Structural monitoring and vibration report</b></p> <p>a) Submit to EDQ TS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including:</p> <ul style="list-style-type: none"> <li>i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: <ul style="list-style-type: none"> <li>1. excavation of basement and shoring;</li> <li>2. new excavation;</li> <li>3. installation of new foundations (i.e. piling);</li> <li>4. proposed methods to mitigate and control vibration and ground movement during construction;</li> </ul> </li> <li>ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works;</li> <li>iii) confirmation that the vibrations limits have been submitted to adjacent utility providers;</li> <li>iv) confirmation that DTMR, Council, UU has reviewed the monitoring procedure for works adjacent to the rail, roads, water and sewer;</li> <li>v) proposed anchoring, including: <ul style="list-style-type: none"> <li>1. whether anchors are temporary or permanent;</li> <li>2. anchors' lifespan;</li> <li>3. consent from affected landowners and/or road managers;</li> </ul> </li> <li>vi) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.</li> </ul> <p>b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) During construction</p>
<p><b>15.</b></p>	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>b) Prior to commencement of use or BFP endorsement, whichever</p>

	<p>requirements and the External Authority's design standards.</p> <p><i>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.</i></p>	<p>occurs first for each stage</p>
<p><b>16.</b></p>	<p><b>Earthworks (not including basement)</b></p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) approved documents</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) accord with the Erosion and Sediment Control Plans, as required by Erosion and sediment management;</li> <li>ii) include the location and finished surface levels of any cut and/or fill;</li> <li>iii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iv) provide details of remediation in accordance with the site investigation report;</li> <li>v) ensure that any excavation, filling/backfilling/compaction, retaining structures, batters, stormwater management measures and other works involving ground disturbance must not encroach upon or de-stabilise the railway corridor or cause similar adverse impacts.</li> <li>vi) provide detailed bank stability assessments where the earthworks are within the zone of influence of the rail corridor and Beams Road including mitigation measures to ensure there is no adverse impact.</li> <li>vii) provide details of any areas where surplus soils are to be stockpiled;</li> <li>viii) detail protection measures to: <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> </ul> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP</p>



	<ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>	endorsement, whichever occurs first
<b>17.</b>	<p><b>Acid sulfate soils</b></p> <ul style="list-style-type: none"> <li>a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</li> <li>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.</li> <li>c) Submit to EDQ TS 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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of earthworks for each stage</li> <li>b) Prior to commencement of use for each stage</li> <li>c) Prior to commencement of use for each stage</li> </ul>
<b>18.</b> Arcjije	<p><b>Retaining walls</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) approved documents</li> </ul> </li> <li>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>c) Submit to EDQ TS 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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing earthworks for each stage, where proposed</li> <li>b) Prior to commencement of use for each stage</li> <li>c) Prior to commencement of use for each stage</li> </ul>
<b>19.</b>	<p><b>Groundwater management strategy</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: <ul style="list-style-type: none"> <li>i) strategies for managing groundwater during all works phases;</li> <li>ii) an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines, 2012</i>;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of works for each stage</li> </ul>

	<ul style="list-style-type: none"> <li>iii) strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain);</li> <li>iv) details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services);</li> <li>v) strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and</li> </ul> <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>b) During construction</p>
<p><b>20.</b></p>	<p><b>Basement Shoring</b></p> <p>a) Submit to EDQ TS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> <li>i) confirmation works are designed to meet the following <i>Australian Standards</i>: <ul style="list-style-type: none"> <li>1. <i>AS1726 Geotechnical Site Investigation</i>;</li> <li>2. <i>AS2159 Piling - Design and Installation</i>;</li> <li>3. <i>AS4678 Earth Retaining Structures</i>;</li> </ul> </li> <li>ii) a Geotechnical Investigation Plan and Geotechnical Analysis including: <ul style="list-style-type: none"> <li>1. details on the stratigraphy, groundwater level, excavatability and profiling;</li> <li>2. a table detailing geotechnical design parameters used to undertake detailed design;</li> <li>3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure;</li> </ul> </li> <li>iii) analysis of groundwater hydrology, including: <ul style="list-style-type: none"> <li>1. considerations of seasonality, tidal effects, possible fractured ground at depth</li> <li>2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition</li> <li>3. temporary decommissioning of basement pumps, all construction phases and the ultimate development;</li> </ul> </li> <li>iv) analysis and measures to minimise impacts to existing buildings and public utilities and no impact to the rail corridor, including: <ul style="list-style-type: none"> <li>1. a dilapidation survey of buildings located within 20m of works;</li> <li>2. an assessment of potential impacts to public utilities including but not limited to adjoining rail corridor infrastructure of works and how</li> </ul> </li> </ul>	<p>a) Prior to commencement of works for each stage</p>

	<p>potential impacts will be avoided and/or mitigated;</p> <p>v) assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> <li>1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment);</li> <li>2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties;</li> <li>3. design drawings and technical specifications, including any temporary and permanent structures;</li> <li>4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site;</li> <li>5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to).</li> <li>6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality.</li> </ol> <p>vi) an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction for each stage</p>
<p><b>21.</b></p>	<p><b>Basement Excavation</b></p> <p>a) Submit to the EDQ TS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ol style="list-style-type: none"> <li>i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design;</li> <li>ii) consistency with: <ol style="list-style-type: none"> <li>1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>;</li> <li>2. the Geotechnical Shoring and Design Report submitted under Condition 20 of this approval;</li> </ol> </li> </ol>	<p>a) Prior to commencement of works of the relevant stage</p>

	<p>3. the Structural Monitoring and Vibration Report submitted under Condition 14 of this approval;</p> <p>4. the Rock and Ground Anchor Report submitted under Condition 22 of this approval:</p> <ul style="list-style-type: none"> <li>iii) locations of cut and fill, and the character of material;</li> <li>iv) quantity of fill to be deposited;</li> <li>ix) ensure that any excavation, filling/backfilling/compaction, retaining structures, batters, stormwater management measures and other works involving ground disturbance must not encroach upon or de-stabilise the railway corridor or cause similar adverse impacts.</li> <li>x) Provide detailed bank stability assessments where the earthworks are within the zone of influence of the rail corridor and Beams Road including mitigation measures to ensure there is no adverse impact to operation of Beams Road or the rail infrastructure.</li> <li>v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material;</li> <li>vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties;</li> <li>vii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater;</li> <li>viii) where earthworks disturb contaminated land (as defined under the EP Act), evidence of consistency with the site suitability statement submitted under 46 of this approval; and</li> <li>ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ.</li> </ul> <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition.</p> <p>c) Submit to EDQ TS:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and</li> <li>ii) RPEQ certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition.</li> </ul> <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>b) During construction of each stage</p> <p>c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
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<p><b>22.</b></p>	<p><b>Temporary rock and ground anchors</b></p> <p>a) Submit to EDQ TS a Temporary Rock and Ground Anchor Report (TRGAR), certified by a suitably qualified and experienced RPEQ, including:</p> <ol style="list-style-type: none"> <li>i. detailed engineering drawings detailing the locations and specifications of rock and ground anchors;</li> <li>ii. where rock or ground anchors encroach into adjoining road reserve(s) or land, include consents from relevant road manager(s) and/or landowner(s);</li> <li>iii. RPEQ certification confirming construction phase loads will not adversely impact adjacent buildings, structures and infrastructure. The RPEQ certification must consider the effects of the load imposed pressure bulb: <ol style="list-style-type: none"> <li>1. prior to the de-stressing of the temporary ground anchors; and</li> <li>2. upon completion of the building.</li> </ol> </li> </ol> <p>b) Construct the approved development in accordance with the certified TRGAR as required under part a) of this condition.</p> <p>c) Submit to the EDQ TS:</p> <ol style="list-style-type: none"> <li>i) RPEQ certification confirming that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition</li> <li>ii) RPEQ certified 'as-constructed' drawings and associated test documentation for all rock and ground anchors constructed in accordance with part b) of this condition. The 'as-constructed' drawings and associated test documentation must include: <ol style="list-style-type: none"> <li>1. locality, site, layout and section/elevation plans depicting the anchoring system details (e.g. position, length, inclination angle, lock-off load and typical anchor block);</li> <li>2. location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details;</li> <li>3. construction methodology used during installation and the results of any tests;</li> <li>4. surveyed location of the following plotted on the shoring plan and wall sections: <ol style="list-style-type: none"> <li>A. existing infrastructure (e.g. water, stormwater, sewer, street trees, signs and markings);</li> <li>B. existing utility services (e.g. telecommunications, electricity, and gas) and adjacent foundation details; and</li> <li>C. existing Council pipelines and maintenance holes including depths of maintenance holes and clearances to anchors.</li> </ol> </li> </ol> </li> </ol> <p>d) Submit to EDQ TS RPEQ certification confirming that all anchors constructed in accordance with part b) of this condition have been de-stressed.</p>	<p>a) Prior to commencement of works for each stage.</p> <p>b) During construction of each stage</p> <p>c) Within 20 business days of completion of work involving rock and ground anchors</p> <p>d) Prior to commencement of use or BFP endorsement,</p>
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		whichever occurs first for each stage
23.	<p><b>Roadworks – Private roads</b></p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for all private roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans.</p> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS:</p> <p>i) RPEQ certification that all roadworks has been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</p> <p>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</p>	<p>a) Prior to commencing roadworks of each stage</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p>
24.	<p><b>Roadworks – Golden Place - Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for any works within an existing road reserve, including:</p> <p>i) Beams Road and Golden Place intersection modifications including all signalisation designs;</p> <p>ii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, footpaths, signage, linemarking and servicing;</p> <p>iii) clear sight lines to ensure legibility and visibility for all users;</p> <p>iv) the following supporting information:</p> <p>a. referenced design and performance criteria;</p> <p>b. referenced supporting documentation used to inform designs;</p> <p>c. RPEQ confirmation that all works within existing or proposed road reserves accord with Council standards;</p> <p>b) Submit to EDQ TS detailed engineering design, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p>	<p>a) Prior to commencement of works for the first stage</p> <p>b) Prior to commencement of works for the first stage</p> <p>c) Prior to commencement of use or BFP endorsement,</p>

	<p>d) Submit to EDQ TS the following:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Construction Procedures Manual;</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.</li> </ul> <p><i>NOTE: Where Beams Road and Golden Place intersection works are (or will be) upgraded by others prior to commencement of use of the first stage, the scope of works required in part a) is limited to the transition works on Golden Place required to match in with the upgraded intersection works.</i></p>	<p>whichever occurs first for the relevant stage</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first for the relevant stage</p>
<p><b>25.</b></p>	<p><b>Street lighting</b></p> <p>Comply with either parts a) and c) or parts b) and c) of this condition</p> <ul style="list-style-type: none"> <li>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the {Energex 'billable customer';</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.</li> </ul> </li> <li>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: <ul style="list-style-type: none"> <li>i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i></li> <li>ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'.</li> <li>iii) meet the requirements of Energex for unmetered supply</li> <li>iv) be endorsed by the relevant ownership authority.</li> </ul> </li> <li>c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</li> </ul>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs for each stage</p>

26.	<p><b>Vehicle access</b></p> <p>a) Construct a vehicle crossover:</p> <ul style="list-style-type: none"> <li>i) located in accordance with the approved plans along Golden Place; and</li> <li>ii) designed generally in accordance with Council's adopted BCC Type B2 standard.</li> </ul> <p>b) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use of the first stage</p> <p>b) Prior to commencement of use for the first stage</p>
27.	<p><b>Car parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use for each stage</p> <p>b) Prior to commencement of use for each stage</p>
28.	<p><b>Bicycle parking</b></p> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ TS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use for each stage</p> <p>b) Prior to commencement of use for each stage</p>
29.	<p><b>Water connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement of each stage, whichever occurs first.</p>
30.	<p><b>Water – Internal</b></p> <p>a) Submit to EDQ TS a water reticulation Precinct Network Plan, endorsed by Urban Utilities (UU)</p> <p>b) Submit to EDQ TS detailed water reticulation design plans, certified by an RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p>	<p>a) Prior to the commencement of works for each stage</p> <p>b) Prior to the commencement of works for each stage</p> <p>c) Prior to the commencement</p>



	<p>d) Submit to EDQ TS 'as constructed' plans, asset register, pressure and bacterial test results in accordance with UU current adopted standards, of all water reticulation works constructed in accordance with this condition.</p>	<p>of use for each stage</p> <p>d) Prior to the commencement of use for each stage</p>
<b>31.</b>	<p><b>Sewer connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
<b>32.</b>	<p><b>Sewer Reticulation</b></p> <p>a) Submit to EDQ TS a sewer reticulation Precinct Network Plan, endorsed by UU.</p> <p>b) Submit to EDQ TS detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with the UU endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the RPEQ certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS 'as constructed' plans, asset register, pressure and CCTV results in accordance with UU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of works for each stage</p> <p>b) Prior to the commencement of works for each stage</p> <p>c) Prior to the commencement of use for each stage</p> <p>d) Prior to the commencement of use for each stage</p>
<b>33.</b>	<p><b>Stormwater connection</b></p> <p>Connect the approved development to a lawful point of discharge:</p> <ol style="list-style-type: none"> <li>i. with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</li> <li>ii. generally in accordance with Council's current adopted standards.</li> </ol>	<p>Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
<b>34.</b>	<p><b>Compliance Assessment – Flood Emergency Management Plan</b></p> <p>a) Submit to the EDQ DA for Compliance Assessment a Flood Emergency Management Plan (FEMP), certified by a suitably qualified and experienced RPEQ, addressing at a minimum:</p> <ol style="list-style-type: none"> <li>i. All areas affected by the Cabbage Tree Creek up to the probable maximum flood;</li> </ol>	<p>a) Prior to commencement of works for each stage</p>

	<ul style="list-style-type: none"> <li>ii. Passive and active flood measures including monitoring, evacuation trigger levels, roles and responsibilities, training and post flood response measures;</li> <li>iii. The following documents (or later versions where superseded): <ul style="list-style-type: none"> <li>a) State Planning Policy, July 2017;</li> <li>b) AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; and</li> <li>c) The Australian Disaster Resilience Handbook Collection Handbook 7 – Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia and Handbook 10 – National Emergency Risk Assessment Guidelines.</li> </ul> </li> </ul> <p>b) Implement and maintain the FEMP approved under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage and to be maintained at all times</p>
<p><b>35.</b></p>	<p><b>Stormwater management (quality)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>;</li> <li>ii) reduce the quality of stormwater discharge onto the railway corridor, future busway corridor and Beams Road; and</li> <li>iii) approved documents.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>	<p>a) Prior to commencement of works for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
<p><b>36.</b></p>	<p><b>Stormwater management (quantity)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>;</li> <li>ii) Approved documents; and</li> </ul> </li> </ul>	<p>a) Prior to commencement of works each stage</p>

	<p>iii) Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to the railway corridor, future busway corridor and Beams Road. Any works undertaken for this development must not:</p> <ul style="list-style-type: none"> <li>A. create any new discharge points for stormwater runoff onto the railway corridor, future busway corridor and Beams Road;</li> <li>B. interfere with and/or cause damage to the existing stormwater drainage on the railway corridor, future busway corridor and Beams Road;</li> <li>C. surcharge any existing culvert or drain on the railway corridor, future busway corridor and Beams Road;</li> <li>D. impede or otherwise interfere with hydraulic conveyance or overland flow paths on the site;</li> <li>E. reduce the floodplain storage capacity of the site.</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS certification by a RPEQ that stormwater infrastructure has been constructed in accordance with part a) of this condition.</p> <p>d) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council for all public stormwater contributable assets.</p>	<p>b) Prior to commencement of use or BFP whichever occurs first for each stage</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>d) Prior to commencement of use or BFP endorsement whichever occurs first for each stage</p>
<p><b>37.</b></p>	<p><b>Electricity</b></p> <p>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>b) Prior to commencement of use or BFP endorsement, whichever</p>

		occurs first for each stage
<b>38.</b>	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ TS 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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p>
<b>39.</b>	<p><b>Broadband</b></p> <p>a) Submit to EDQ TS 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 <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</p>
<b>40.</b>	<p><b>Streetscape Works</b></p> <p>a) Submit to EDQ TS detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following approved plans and documents:</p> <p>The detailed streetscape works drawings are to include, where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ol>	<p>a) Prior to commencement of streetscape or road works</p>

	<ul style="list-style-type: none"> <li>b) Construct the works generally in accordance with the streetscape plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ TS 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencement of use for each stage</li> <li>c) Prior to commencement of use for each stage</li> </ul>
<b>41.</b>	<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the landscape concept plans Compliance Approved under Condition 5.</li> <li>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ TS certification by a AILA that landscape infrastructure has been constructed in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of work of each stage</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</li> </ul>
<b>42.</b>	<p><b>Refuse collection</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</li> <li>b) Implement the refuse collection arrangements submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement, whichever occurs first for each stage</li> <li>b) At all times following commencement of use for each stage</li> </ul>
<b>43.</b>	<p><b>Railway Noise</b></p> <ul style="list-style-type: none"> <li>a) Carry out the development generally in accordance with the Noise Assessment Report, prepared by TTM Consulting Pty Ltd, dated 21 May 2021, report number 17BRA0214 R01_4, revision 4. In particular: <ul style="list-style-type: none"> <li>i) Construct noise barriers in accordance with Section 10.2 – Acoustic Barrier – Rail Noise, Figure 16: Recommended Acoustic Barrier – Rail</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to obtaining approval for operational work or building work, whichever occurs first</li> </ul>

	<p>Noise – North and Figure 17: Recommended Acoustic Barrier – Rail Noise – South.</p> <p>ii) Building pads must not exceed the levels specified in Appendix D.</p> <p>b) The noise barriers must be designed in accordance with:</p> <p>i) the Department of Transport and Main Roads' Specifications MRTS15; and</p> <p>ii) Queensland Rail Civil Engineering Standard Specification – QR-CTS-Part 41 – <i>Design and Construction of Noise Fences/ Barriers</i>. The noise barriers, including foundation structures, must be constructed on the site and not in the future busway corridor.</p> <p>c) Submit to EDQ TS, RPEQ certified drawings and other supporting documentation that demonstrates the noise barriers and building pads have been designed in accordance with parts (a) and (b) of this condition.</p> <p>d) Submit to EDQ TS, RPEQ certified as-constructed drawings, an as-constructed survey of building pads prepared by a registered surveyor and other supporting documentation that demonstrates the development has been constructed in accordance with parts (a) - (c) of this condition.</p>	<p>b) Prior to obtaining approval for operational work or building work, whichever occurs first</p> <p>c) Prior to obtaining approval for operational work or building work, whichever occurs first</p> <p>d) Prior to the commencement of use and prior to survey plan endorsement</p>
<p><b>44.</b></p>	<p><b>Acoustic treatments</b></p> <p>a) Submit to EDQ TS Design acoustic treatments for the development in accordance with the recommendations set out in Section 10 of the approved <i>Noise Assessment Report</i>, prepared by TTM (Ref 17BRA0214R01_3, dated 27/11/2020), to ensure the external envelope of habitable rooms comply with the requirements of the Queensland Development Code (QDC) MP4.4, for the following affected lots;</p> <p>b) Submit written evidence to EDQ TS certification from a suitably qualified acoustic engineer confirming each affected residential dwelling has been designed in accordance with the requirements of the QDC MP4.4.</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) Prior to commencement of use or BFP endorsement whichever occurs first for each stage</p>
<p><b>45.</b></p>	<p><b>Outdoor lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP whichever occurs first for each stage</p>

46.	<p><b>Contaminated land</b></p> <p>Submit to EDQ TS a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website: <a href="https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement">https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</a>.</i></p>	Prior to commencement of building works
47.	<p><b>Easements over infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>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.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first for the relevant stage
48.	<p><b>Road dedication</b></p> <p>Dedicate all road required by the plans endorsed under Condition 24, including 6m x 3 chord corner truncations at the corner of Golden Place and Beams Road at no cost to Council.</p>	Prior to commencement of use for the relevant stage
49.	<p><b>Accessible housing</b></p> <p>Submit to EDQ DA evidence that the approved development delivers at least 10% of all dwellings as accessible units (each with an associated accessible car park), generally in accordance with the requirements of <i>PDA Guideline no. 2 Accessible Housing</i> and the approved plans.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i></p>	Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first
50.	<p><b>Affordable housing</b></p> <p>Submit to EDQ DA evidence that the approved development delivers 5% affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i>.</p> <p><i>NOTE: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.</i></p>	Prior to commencement of use or BFP endorsement, whichever occurs first
<b>Infrastructure contributions</b>		
51.	<p><b>Infrastructure contributions</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p>	In accordance with the IFF

	<ul style="list-style-type: none"> <li>• where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</li> <li>• where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment.</li> <li>• Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</li> </ul>	
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**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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**\*\* End of Package \*\***