



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/768

10 August 2017

Mirvac Queensland Pty Ltd
C/- Mr Kris Krpan and Mr Ed Johnson
C/- Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Kris and Ed

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE FOR DEVELOPMENT GENERALLY IN ACCORDANCE WITH A MASTER PLAN AND PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 508 RESIDENTIAL LOTS, NEW ROADS, PARKLAND AND BALANCE LOTS); AND MATERIAL CHANGE OF USE FOR RESIDENTIAL USES (DISPLAY HOME, HOME BASED BUSINESS, HOUSE, MULTIPLE RESIDENTIAL AND OTHER RESIDENTIAL), PARK AND SALES OFFICE; AND OPERATIONAL WORKS (ADVERTISING DEVICES) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AND CONTEXT PLAN AT 96-102 BRIGHTWELL STREET, 138-168 TEVIOT ROAD AND 456-520 GREENBANK ROAD, GREENBANK DESCRIBED AS LOTS 1, 2 AND 3 ON SP297192 (FORMERLY LOTS 205 AND 434 ON RP845844 AND LOT 9 ON S312355

On 9 August 2017, the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3452 7440.

Yours sincerely

A handwritten signature in black ink, reading "Désirée Houston-Jones".

Désirée Houston-Jones
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	96-102 Brightwell Street, 138-168 Teviot Road and 456-520 Greenbank Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Formerly 205	RP845844
	Formerly 434	RP845844
	Formerly 9	S312355
PDA development application details		
DEV reference number	DEV2016/768	
'Properly made' date	24 July 2017	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Change to PDA Development Approval (s.99) for a Preliminary Approval for a Material Change of Use for Development Generally in Accordance with a Master Plan; and PDA Development Permit for: - Reconfiguring a Lot – 1 Lots in 508 Residential Lots, New Roads, Parkland and Balance Lots; - Material Change of Use for Residential Uses (Display Home, Home Based Business, House, Multiple Residential and Other Residential), Park and Sales Office - Operational Works (Advertising Devices) in accordance with a Plan of Development and Context Plan.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: • Update to Movement Network Infrastructure Master Plan to include Appendix B – 2051 SIDRA Intersection Analysis; • Amendment to Compliance Assessment preamble; and • Amendment to wording of Condition 20 – Compliance Assessment – Sewage Treatment & Disposal
Original Decision date	2 June 2017
Change to approval date	9 August 2017
Currency period	20 years from original Decision Date

Plans and documents

The term 'plans and documents' or similar expressions mean the plans and documents approved by the MEDQ and referred to in the PDA development conditions detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Movement Network Infrastructure Master Plan Teviot Road, Greenbank, prepared by MWH	83502923, Rev 4	18/04/17
Plans and documents previously approved on 2 June 2017 and still applicable to this approval		Number (if applicable)	Date (if applicable)
1.	Master Plan Teviot Road, Greenbank, prepared by Urbis		25 May 2017
2.	Reconfiguration of a Lot Plan – Area 1 Sheet 2 of 4, prepared by Urbis	ROL01-2, Rev 6	22.05.2017
3.	Reconfiguration of a Lot Plan – Area 1 Sheet 3 of 4, prepared by Urbis	ROL01-3, Rev 6	22.05.2017
4.	Reconfiguration of a Lot Plan – Area 1 Sheet 4 of 4, prepared by Urbis	ROL01-4, Rev 6	22.05.2017
5.	Reconfiguration of a Lot Plan – Balance Lot, prepared by Urbis	ROL02, Rev 4	22.05.2017
6.	Reconfiguration of a Lot Plan – Area 1 – Preliminary Staging Plan, prepared by Urbis	ROL03, Rev 6	22.05.2017
7.	Plan of Development – Area 1 – Proposed Signage Plan, prepared by Urbis	SGP01, Rev 12	20.04.2017

8.	Area 1: Plan of Development – Design Criteria, prepared by Urbis		20 April 2017
9.	Plan of Development – Area 1 – Envelope Plans Sheet 1 of 4, prepared by Urbis	POD01-01, Rev 10	22.05.2017
10.	Plan of Development – Area 1 – Envelope Plans Sheet 2 of 4, prepared by Urbis	POD01-02, Rev 10	22.05.2017
11.	Plan of Development – Area 1 – Envelope Plans Sheet 3 of 4, prepared by Urbis	POD01-03, Rev 10	22.05.2017
12.	Plan of Development – Area 1 – Envelope Plans Sheet 4 of 4, prepared by Urbis	POD01-04, Rev 10	22.05.2017
13.	Natural Environment Site Strategy, prepared by Saunders Havill Group	7598 Post App	18 April 2017 (Amended in Red on 27 April 2017)
14.	Bushfire Hazard Assessment and Fire Management Plan, prepared by Rob Friend & Associates Pty Ltd	RF15-022 – Teviot Road Greenbank – Bushfire Hazard Assessment and Management Plan, Rev 02	04 November 2016
15.	Open Space Master Plan – Greenbank PDA RFI Response – Documents for Endorsement, prepared by Vee Design	16043, Issue A	8 th November 2016
16.	Stormwater Master Plan, prepared by Engeny Water Management	M43000_002, Rev 4	4 November 2016
17.	Preliminary Services Plan Stormwater Sheet 1 of 2, prepared by ETS Engineering	MIRSGB-SK25, Rev A	04/11/16
18.	Preliminary Services Plan Stormwater Sheet 2 of 2, prepared by ETS Engineering	MIRSGB-SK26, Rev A	04/11/16
19.	Teviot Road, Greenbank Development –Water and Sewer Infrastructure Master Plan, prepared by MWH	17-05-29 Mirvac Water and Sewer IMP, Rev 5	29/05/2017
20.	Noise Impact Assessment Greenbank Development and Area 1, prepared by ATP Consulting Engineers	ATP150814-R-NIA-03, Rev 2	24 May 2017

21.	Preliminary Services Plan Water Sheet 1 of 2, prepared by ETS Engineering	MIRSGB-SK20, Rev A	04/11/16
22.	Preliminary Services Plan Water Sheet 2 of 2, prepared by ETS Engineering	MIRSGB-SK20, Rev A	04/11/16
23.	Preliminary Services Plan Sewer Sheet 1 of 2, prepared by ETS Engineering	MIRSGB-SK21, Rev A	04/11/16 (Amended in Red on 25 May 2017)
24.	Preliminary Services Plan Sewer Sheet 2 of 2, prepared by ETS Engineering	MIRSGB-SK22, Rev A	04/11/16 (Amended in Red on 25 May 2017)
Endorsed Plans and Documents			
Plans and Documents		Number (if applicable)	Date (if applicable)
Context Plan previously endorsed on 2 June 2017 and still applicable to this approval			
1.	Overall Context Plan		25 April 2017

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Works External to the PDA

When a condition of this PDA development approval requires works external to the PDA, as identified under the heading “Water – Trunk – External to the Priority Development Area” or “Water – Pub Lane Cross Connection – External to Priority Development Area”, the following information is applicable:

PDA-associated development definition in Economic Development Act 2012

“PDA-associated development, for a priority development area, means development that is –

- (a) Declared to be PDA-associated development for the area under section 40c(1); or*
- (b) Identified as PDA-associated development for the area in the relevant development instrument for the area.”*

Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt works under the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*;

there are two options to obtain approval to undertake work outside the PDA:

1. Declaration of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*;
or
2. Development Approval under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

Compliance Assessment

Where a condition of this PDA Development 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 the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days*** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days*** from the date of the notice.
 - v. **within 20 business days*** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of

- approval (or element of the condition) is determined to have been met; or
2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days*** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

*** If external review/third party assessment of submitted plans/supporting information is required, an extension of this period may be agreed between the applicant and EDQ Development Assessment, DILGP.**

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment & Heritage Protection
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland
7. **ICOP** means Infrastructure Charging Offset Plan Greater Flagstone Priority Development Area, July 2013
8. **Infrastructure Contributions** means Infrastructure contributions as defined in the IFFCOA
9. **IFF** means Infrastructure Funding Framework (July 2016).
10. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013, Version 2)
11. **MEDQ** means The Minister of Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **RPEQ** means Registered Professional Engineer of Queensland.
14. **Sale** means the signing of the first contract of sale by the purchaser for the sale of an approved lot.

PDA Preliminary Approval Conditions		
No.	Condition	Timing
1.	Carry out approved development Carry out the approved development generally in accordance with the approved Master Plan, Teviot Road, Greenbank dated 25 May 2017 and the approved Infrastructure Master Plans and Overarching Site Strategies.	Ongoing
2.	Compliance Assessment - Overarching Site Strategies a) Submit to EDQ Development Assessment, DILGP for compliance assessment overarching site strategies for: (i) Ecological sustainability and innovation (ii) Community development (iii) Employment and economic development that identify the implementation works that would be considered for an offset against the implementation charge generally in accordance with <i>Practice Note No. 15, Implementation Works in Greenfield PDAs, issued March 2014</i>. b) The overarching site strategies must include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	a) Prior to survey plan endorsement of the first stage of development b) As indicated
3.	Compliance Assessment – Housing Affordability and Diversity Overarching Site Strategy a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Housing Affordability and Diversity Overarching Site Strategies detailing: (i) Outlines an approach to deliver 25% of housing that is affordable to first home buyers and key workers generally in accordance with <i>PDA Guideline 16 – Housing (January 2016)</i>; (ii) Outlines an approach to deliver 10% accessible housing; (iii) Outlines an approach to deliver 5% social housing. b) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring	a) Prior to survey plan endorsement of the first stage of development b) As indicated

	program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	
PDA Development Conditions		
No.	Condition	Timing
General		
4.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for each stage
5.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
6.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for each stage
7.	Entry Walls or Features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment, DILGP.	As indicated
8.	Compliance Assessment – Building Envelope Plans & ROL Plans a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, revised reconfiguration of a lot plans and / or building envelope plans for any variations to the configuration of the lots and / or building envelopes. b) All revised plans, as required by part (a) of this condition, must maintain the fixed elements generally in accordance with section 2.0 of the approved Area 1: Plan of Development – Design Criteria, dated 20 April 2017. Advice Note: <i>This condition does not prevent the applicant from making changes to the reconfiguration of a lot plans and / or building envelope plans, either before or after the Sale of the first lot in the relevant stage, through a formal application pursuant to s99 of the Economic Development Act 2012.</i>	Prior to the Sale of the first lot in the relevant stage

Engineering

9.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc.; iii. ongoing monitoring, management review and certified updates (as required); iv. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
10.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 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 required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

11.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Compliance Assessment - Teviot Road / Entrance Road Intersection a) Submit to EDQ Development Assessment, DILGP for compliance assessment a detailed concept plan layout for the Teviot Road/Pub Lane intersection designed in accordance with <i>Movement Network IMP, Teviot Road, Greenbank, Report no. 83502923, Rev 4 dated 18/04/17, PDA Guideline No. 13 Engineering Standards (Roads – major)</i> and <i>TMR TN 128 Selection and Design of Cycle Tracks</i> to incorporate the provision of separated cycle tracks. The concept plan(s) shall include both the proposed interim and ultimate (year 2051) intersection layouts. b) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for the interim intersection works generally in accordance with the endorsed interim intersection layout plan required under part a) of this condition.	a) Prior to commencement of road works for the first stage b) Prior to commencement of road works for the first stage

	c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the first stage d) Prior to survey plan endorsement for the first stage
13.	Roads – Internal a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, shared paths and pedestrian footpaths generally in accordance with the endorsed <i>Master Plan – Section 3.4 Master Plan Strategy 4 - Movement Network and Movement Network IMP, Teviot Road, Greenbank, Report no. 83502923, Rev 4 dated 18/04/17.</i> b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of road works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
14.	Water – Internal a) Submit to EDQ Development Assessment, DILGP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following documents: i. Teviot Road, Greenbank Development – Water and Sewerage Infrastructure Master Plan, document no. 17-05-29 Mirvac Water and Sewer IMP, Rev 5 dated 29/05/2017; ii. Preliminary Services Plan Water Sheet 1 of 2, drawing no. MIRSGB-SK20 Rev A, prepared by ETS Engineering and dated 04/11/16. iii. Preliminary Services Plan Water Sheet 2 of 2, drawing no. MIRSGB-SK20 Rev A, prepared by ETS Engineering and dated 04/11/16. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to the commencement of works for each stage b) Prior to survey plan endorsement for each stage

	c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	c) Prior to survey plan endorsement for each stage
15.	Compliance Assessment - Water – External Teviot Road Crossing a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed trunk water design plans, certified by a RPEQ, the trunk water main extension across Teviot Road generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following documents: i. Teviot Road, Greenbank Development – Water and Sewerage Infrastructure Master Plan, document no. 17-05-29 Mirvac Water and Sewer IMP, Rev 5 dated 29/05/2017. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	a) Prior to the commencement of construction of Teviot Road Crossing works b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for first stage
16.	Water – Pub Lane Cross Connection – External to Priority Development Area a) Submit to EDQ Development Assessment, DILGP detailed trunk water design plans, certified by a RPEQ, and endorsed by Council for the connection of the DN300 water main in Pub Lane to the Spring Mountain water supply zone generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following documents: i. Teviot Road, Greenbank Development – Water and Sewerage Infrastructure Master Plan, document no. 17-05-29 Mirvac Water and Sewer IMP, Rev 5 dated 29/05/2017. b) Submit to EDQ Development Assessment, DILGP evidence that the Pub Lane cross connection is constructed generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to survey plan endorsement for the first stage b) Prior to survey plan endorsement for first stage

17.	Water – Trunk - External to Priority Development Area Pub Lane Potable Water Pump Station Augmentation a) Submit to EDQ Development Assessment, DILGP, a capacity assessment report endorsed by Council for the Pub Lane Potable Water Pump Station. The capacity assessment shall include: i. preliminary design of the augmentation works required to support the development in accordance with Council standards; and ii. capacity and time triggers for the completion of the augmentation. b) Submit to EDQ Development Assessment, DILGP evidence that the pump station augmentation works have been delivered and commissioned generally as required by the endorsed capacity assessment report required under part a) of this condition. Advice Note: <i>Refer to the Preamble Section - 'Works External to the PDA' on the options available to achieving compliance with this condition.</i>	a) Prior to the survey plan endorsement for the 215th residential lot b) Prior to the survey plan endorsement for the 215th residential lot or as endorsed in the capacity assessment report
18.	Sewer - Internal a) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following documents: i. Teviot Road, Greenbank Development – Water and Sewerage Infrastructure Master Plan, document no. 17-05-29 Mirvac Water and Sewer IMP, Rev 5 dated 29/05/2017; ii. Preliminary Services Plan Sewer Sheet 1 of 2, drawing no. MIRSGB-SK21 Rev A, dated 04/11/16 (as amended in red dated 25 May 2017); iii. Preliminary Services Plan Sewer Sheet 2 of 2, drawing no. MIRSGB-SK22 Rev A, dated 04/11/16 (as amended in red dated 25 May 2017). b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage

20.	Compliance Assessment – Sewage Treatment & Disposal a) Unless an Infrastructure Agreement provides to the contrary, submit to EDQ Development Assessment, DILGP for compliance assessment detailed design plans and associated technical reports for a temporary sewage treatment and disposal facility certified by a RPEQ to service the development. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' plans, asset register and commission report certified by an RPEQ	a) Prior to the commencement of site works for the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage.
21.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings, for interim stormwater management (quality) devices, certified by a RPEQ, for the proposed interim stormwater treatment device(s) for Area 1 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the approved Stormwater Master Plan. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all works have been carried out generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
22.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP detailed engineering design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system for Area 1 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage

	c) Submit to EDQ Development Assessment, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	c) Prior to survey plan endorsement for each stage
23.	Stormwater Detention Basin a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings for the interim stormwater detention basin(s) certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved Stormwater Master Plan. b) Construct the works generally in accordance with the certified plans as required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all works have been carried out generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
24.	Street Lighting 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: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 –'<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 –'<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage

	d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	d) Prior to survey plan endorsement for each stage
25.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for each stage
26.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within each stage of the proposed subdivision.	Prior to survey plan endorsement for each stage
27.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within each stage of the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
28.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant stage
29.	Compliance Assessment - Public transport (bus) – early provision a) Submit for compliance assessment an interim (for 5 years from the date of commencement of service) public transport (bus) strategy, which may be offset	a) Prior to survey plan endorsement of the 200th residential lot

	against the municipal charge as set out in the IFF, that demonstrates: - connection to an existing local public transport network; - timeframes for bus services including peak times and other times for weekdays, weekends and public holidays; - provision of services having regard to the staging of the development; - sustainability of the service beyond the stated subsidy period; and - detailed costings for the interim public transport strategy. b) Implement the endorsed public transport (bus) strategy. c) Subsidise the operation of the public transport (bus) service generally in accordance with the endorsed strategy required under part a) of this condition.	b) Prior to the occupation of the 200th residential lot c) For a period of five (5) years from commencement of the service.
Landscaping and Environment		
30.	Compliance Assessment – Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans. The detailed streetscape plans are to include where applicable: - location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; - footpath treatments; - location and types of streetscape furniture; - location and size of stormwater treatment devices; and - street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

31.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with the Open Space Master Plan - Greenbank PDA RFI Response – documents for endorsement, document no. 16043, Issue A, dated 8th November 2016 and the endorsed context plan, generally documenting the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. location of shared paths generally in accordance with the Fig. 8 Movement Network Plan 3 – Active Transport of the approved Master Plan dated 25 May 2017; 5. locations of electricity and water connections to parks; 6. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 7. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; 8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; 9. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; 10. management of biodiversity outcomes generally in accordance with the approved Natural Environment Site Strategy, document number 7598 Post App, dated 18 April 2017 (as amended in red dated 27 April 2017).	a) Prior to commencement of works for the relevant stage
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	b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
32.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
33.	Compliance Assessment – Acoustic Treatment – Teviot Road Noise Barrier a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed concept plan(s) certified by a RPEQ for the proposed noise barriers along the Teviot Road frontage generally in accordance with Council's <i>Planning Scheme Policy 5 – Infrastructure - Noise barriers</i>. For the earth mound option, the concept plan shall demonstrate compatibility with the proposed ultimate Teviot Road cross section, including the future planned separated cycle tracks and footpaths. b) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, for the proposed noise barrier(s) generally in accordance with the endorsed concept plan required under part a) of this condition. c) Construct the noise barrier(s) generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and an asset register, certified by a RPEQ, of the works located on public land required under part c) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
34.	Compliance Assessment – Acoustic Treatment –	

	Entrance Road Noise Barrier a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed concept plans for the proposed noise barriers along the Entrance Road frontage generally in accordance with Council's <i>Planning Scheme Policy 5 – Infrastructure – Noise barriers</i> and the following document: i. Noise Impact Assessment, Greenbank Development and Area 1, Document No. ATP150814-R-NIA-03, Rev 2, dated 24 May 2017. b) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, for the proposed noise barrier(s) generally in accordance with the endorsed concept plan required under part a) of this condition. c) Construct the noise barrier(s) generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and an asset register, certified by a RPEQ, of the works located on public land required under part c) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
35.	Bushfire Management and Mitigation a) Submit to EDQ Development Assessment, DILGP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within Stage 1 have been carried out generally in accordance with the Bushfire Hazard Assessment and Fire Management Plan, document no. RF15-022 – Teviot Road Greenbank – Bushfire Hazard Assessment and Management Plan, Rev 02, dated 04 November 2016 b) No building works are to commence on any lot within 100m of hazardous vegetation unless the lot has been certified by a suitably qualified professional in bushfire hazard assessment that the separation distance from any hazardous vegetation will achieve a radiant heat flux level of 29kW/m² or less at the lot boundary.	a) Prior to survey plan endorsement for the relevant stage b) As indicated
36.	Dam De-Watering Fauna Management Plan a) Submit to EDQ Development Assessment, DILGP, a Dam De-Watering Fauna Management Plan generally documenting the following: i. sequence of de-watering works;	a) Prior to the commencement of dam dewatering works

	ii. sediment and erosion control measures; iii. wildlife capture, wildlife management and wildlife relocation procedures; and iv. roles and responsibilities of personnel, including de-watering personnel and wildlife spotter/catcher b) Implement the Dam De-Watering Fauna Management Plan as required under part a) of this condition.	b) At all times during the dam de-watering process
37.	Vegetation Clearing Offsets For Medium Value Bushland Habitat and Medium Value Rehabilitation Habitat proposed to be cleared in accordance with, and identified on the approved Natural Environment Site Strategy, document number 7598 Post App, dated 18 April 2017 (as amended in red dated 27 April 2017): a) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012: b) Submit to EDQ Development Assessment, DILGP a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DILGP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing
Surveying, Land Dedications and Easements		
38.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment,	Prior to survey plan

	DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	endorsement for the relevant stage
39.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee 801, 802, 803, 804 and 805, for park and open space purposes.	Prior to the works in these lots being accepted as off-maintenance
40.	Easements over Infrastructure Public utility easements must be provided, in registrable form, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets (if required by the authority which ultimately is to take over the asset). The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
41.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement for the relevant stage
42.	Small lot development easements for lots $>300\text{m}^2$ If a lot is more than 300m^2 and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a	At or prior to survey plan endorsement for the relevant stage

	circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	
Infrastructure Contributions		
43.	Municipal Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal Charge in accordance with the IFF and indexed to the date of payment. b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure contributions carried out under part b) of this condition may be offset against the Municipal Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsement for each stage
44.	State Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the State Charge in accordance with the IFF and indexed to the date of payment. b) The state infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure contributions carried out under part b) of this condition may be offset against the State Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsement for each stage
45.	Sub-Regional Charge and Value Capture Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge and value capture charge in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each stage

	b) The sub-regional infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure contributions carried out under part b) of this condition may be offset against the sub-regional charge and value capture charge in part a) of this condition in accordance with the IFFCOA and ICOP.	
46.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment. b) The implementation works are those as set out in the ICOP and the overarching site strategies set out by condition 2 of the preliminary approval. c) Implementation works carried out under part b) of this condition may be offset against the Implementation Charge in part a) of this condition in accordance with the IFFCOA and ICOP	Prior to survey plan endorsed for each stage
47.	Koala Habitat Offset Pay to MEDQ, \$150 for koala habitat offset in accordance with <i>Guideline 17 – Remnant Vegetation and Koala habitat Obligations in Greater Flagstone and Yarrabilba PDAs</i> - July 2012.	Prior to survey plan endorsement for each stage
Plan of Development (POD) Conditions – Multiple Residential and Other Residential		
No.	Condition	Timing
General		
48.	Compliance Assessment – Plans/Supporting Information – Plan of Development a) Where identified as a Multiple Residential on the approved Plan of Development – Envelope Plan, submit to EDQ Development Assessment, DILGP, for compliance assessment, plans/supporting information for Multiple Residential (where including 3 or more multiple residential dwellings) and Other Residential development. The plans and supporting information must detail the following: i. site location; ii. lot size and configuration; iii. building height; iv. plot ratio, gross floor area and site cover; v. number of dwelling units and bedrooms; vi. interface with adjoining dwellings;	a) Prior to commencement of building works

	vii. building design including elevations and materials; viii. on-site landscaping; ix. traffic engineering report addressing vehicular access, on-site parking and servicing arrangements; x. engineering services report; and xi. site-based stormwater management plan; xii. compliance with the applicable Plan of Development. The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	b) Prior to commencement of use and to be maintained
Infrastructure Charges		
49.	Infrastructure Contributions – Multiple Residential and Other Residential Development Pay to MEDQ, a monetary contribution in accordance with the Infrastructure Funding Framework (July 2016) and indexed to the date of payment.	The earlier of the following: a) Prior to the endorsement of plans/supporting information against the approved Plan of Development; or b) Prior to the endorsement of a building format plan.
Operational Works for Advertising Devices Conditions		
No.	Condition	Timing
50.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved Plan of Development – Area 1 – Proposed Signage Plan, drawing no. SGp01, Rev 12, dated 20.04.17.	Ongoing
51.	Structural Design a) Submit to EDQ Development Assessment, DILGP detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****