

Our ref: DEV2017/831

20 September 2017

Villa Green Pty Ltd
C/- Mr Julian Kemp
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian

SECTION 89 (1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (HOUSES AND MULTIPLE RESIDENTIAL) AND RECONFIGURING A LOT (1 LOT INTO 432 RESIDENTIAL LOTS, NEW ROAD AND OPEN SPACE) AT PUB LANE, GREENBANK DESCRIBED AS LOT 9968 ON SP163061

On 19 September 2017 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in 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.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Darren Cooper on 3452 7587.

Yours sincerely



Desiree Houston-Jones
Executive Director – EDQ Planning Services

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	9968	SP163061
PDA development application details		
DEV reference number	DEV2017/831	
'Properly made' date	3 February 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	Material Change of Use and Reconfiguring a Lot - Material Change of Use in Accordance with a Plan of Development, and a Lot Reconfiguration (1 into 432 Residential Lots, New Road and Open Space)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Currency period	15 years from original decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Subdivision Precinct 1 Allotment Layout Application 2 (Balance)	132965-16, Rev C	28/08/2017
2.	Plan of Subdivision Precinct 2 Allotment Layout Application 2 (Balance)	132965-17, Rev C	28/08/2017
3.	Plan of Subdivision Precinct 3 & 4 Allotment Layout Application 2 (Balance)	132965-18, Rev C	28/08/2017
4.	Plan of Development Precinct 1 Allotment Layout Application 2 (Balance)	132965-23, Rev C	28/08/2017
5.	Plan of Development Precinct 2 Allotment Layout Application 2 (Balance)	132965-24, Rev C	28/08/2017
6.	Plan of Development Precinct 3 & 4 Allotment Layout Application 2 (Balance)	132965-25, Rev C	28/08/2017
7.	Bushfire Risk Hazard Analysis, Prepared by Devecó	Revision LR1.0	14.12.16 (as amended in red date 12 September 2017)
8.	Pedestrian Linkages Masterplan Teviot Village - Landscape Masterplan prepared by Saunders Havill Group	8540 L CD 010 F	15 September 2017
9.	Streetscape Typical Road Treatments Teviot Village - Landscape Masterplan prepared by Saunders Havill Group	8540 L CD 020 E	03 April 2017

10.	Traffic Engineering Assessment prepared by TTM	16BRT0679	25 January 2017
11.	Typical Road Sections prepared by Calibre Consulting	16-002518-109 Rev E	03.04.17
12.	Villa Green Teviot Village Functional Layout Plan prepared by Calibre Consulting	16-002518-110	29.11.16
13.	Teviot Village - Concept Stormwater Management Plan and Flood Investigation	16-002518-02A	13.12.16
14.	Noise Assessment Balance Lots prepared by Renzo Tonin Ron Rumble	QA900-02F02 Teviot Downs-Balance Lots (r2)	23 January 2017
15.	Teviot Village Water and Wastewater Network Analysis	16-002518.01, Issue B	15.05.17
16.	Offset Works Plan	15-003700-SK01, Rev J	18.08.17

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
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Endorsed Overarching Site Strategies

1.	Ecological Sustainability and Innovation Overarching Site Strategy	PR06493-1, version 2	23 May 2016 (endorsed 1 June 2016)
2.	Community Development Overarching Site Strategy	PR06493-1, version 2	23 May 2016 (endorsed 1 June 2016 and as amended in red dated 01 Jun 2016)
3.	Housing Diversity and Affordability Overarching Site Strategy	PR06493-1, version 2	23 May 2016 (endorsed 1 June 2016 and as amended in red dated 31 May 2016)

PREAMBLE

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

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 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).
- 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.

ABBREVIATIONS

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

1. **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).
2. **Council** means Logan City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland
5. **ICOP** means Infrastructure Charges Offset Plan (September 2012) as amended or replaced from time to time.
6. **IFF** means Infrastructure Funding Framework (July 2017) as amended or replaced from time to time.
7. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012) as amended or replaced from time to time.
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1.	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 sub-stage
2.	Compliance Assessment – Variation to the Plan of Development and Plan of Subdivision Submit to EDQ Development Assessment, DILGP for compliance assessment variations to the approved Plan of Development and/or Plan of Subdivision, where the variations only relate to: i. proposed lot typology, when there is no further increase in the number of the approved lots; ii. location of built to boundary wall or driveway; iii. inclusion of a pad mount transformer; iv. minor variations to the road network (including truncations), subject to the following: a. the classification of the road is not varied; b. any change to a road location does not result in a new intersection within 50m of another intersection; c. any change does not result in a block length of more than 200m d. any change does not result in additional cul-de-sacs. v. Alterations to stage boundaries or inclusion of sub-staging, where a park being created is not in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it. vi. Minor variations to the boundaries or shape of the park, subject to the following: a. The size of the park does not vary by +/- 5% b. No change to the location and classification of the proposed park are made; and c. Minimum park sizes and embellishments under <i>EDQ Guideline No. 12 – Park Planning and Design</i> are met. Advisory Note: Where a variation to the Plan of Development or Plan of Subdivision does not meet the above criteria, or is made after a lot has been sold in the stage subject to the variation, a change application pursuant to section 99 of the <i>Economic Development Act 2012</i> will be required to be lodged with EDQ for assessment.	Prior to the first lot being sold in the relevant stage

3.	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>
4.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
5.	Early Provision of public transport (bus) (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years or until the fare box income exceeds 30% of running costs, whichever is sooner) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport services that connect to an existing local network (ii) timeframes for bus services including peak times and all other times and (iii) cost to deliver the bus services. Advisory Note: <i>With the agreement of the EDQ, the cost of the subsidy may be offset against the relevant municipal charge as set out in the Infrastructure Funding Framework.</i>	To commence prior to occupation of the 200th residential lot on parent Lot 9968 on SP163061
6.	Construction Management Plan a) Submit to the EDQ a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual	a) Prior to commencement of site works

	site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) During site works and prior to survey plan endorsement
7.	Easements over infrastructure Public utility easements must be provided at no cost to the grantee over infrastructure located in private land that becomes contributed assets. 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
8.	Land Dedications Any land dedicated for public use to <i>Logan City Council</i> must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register.	Prior to dedication of land.
9.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the approved plan of subdivision.	Prior to survey plan endorsement for each stage
10.	Pre-Construction Certification No work shall commence until the EDQ Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of site works for each stage
11.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	At survey plan endorsement for each stage

Infrastructure charges and other financial obligations		
12.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the municipal charge as set out in the Infrastructure Funding Framework (July 2017) (IFF) as amended or replaced from time to time. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The municipal infrastructure is that set out in conditions 5, 19, 20, 25, and 32 (where for linear open space and where it meets EDQ's current policies and criteria for linear open space, and offsets), of this Approval and identified in the approved Offset Works Plan, Drawing Number 15-003700-SK01, Rev J, dated 18.08.17). (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF
13.	State Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the state charge as set out in the Infrastructure Funding Framework (July 2017) (IFF). The charge will be calculated in accordance with the IFF (July 2017) and indexed to the date of payment.	As required by the IFF
14.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the sub-regional infrastructure charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF
15.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the implementation charge as set out in the Infrastructure Funding Framework (July 2017) (IFF) as amended or replaced from time to time. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF

	(b) The Implementation works are those identified in the endorsed: i. Ecological Sustainability and Innovation Overarching Site Strategy ii. Community Development Overarching Site Strategy. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework Crediting and Offset Arrangements (IFFCOA) and ICOP.	
16.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the EDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the Infrastructure Funding Framework (July 2017) (IFF) as amended or replaced from time to time. and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: <i>Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	As required by the ICOP and IFF
17.	Koala habitat obligations Pay to the EDQ \$150 for each dwelling approved to contribute towards koala management in the region in accordance with EDQ Guideline No17 <i>Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs.</i> Advisory note: <i>For subsequent operational works application for vegetation clearing, submit to the EDQ for endorsement, documentation that shows the detailed extent of proposed clearing and associated monetary contribution or compensatory planting as set out in EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba UDAs dated July 2012. To ensure development contributes towards the achievement of a net increase in bushland koala habitat in the region the following monetary figures apply:</i> a) <i>For land mapped as having high, medium or low values bushland habitat proposed to be cleared - \$15,000 for each hectare cleared</i>	Prior to survey plan endorsement for each stage

	b) <i>For land mapped as having high to medium value suitable for rehabilitation habitat types - \$5000 for each hectare cleared or \$920 per non-juvenile koala habitat tree cleared.</i>	
Engineering		
18.	Compliance Assessment – Water Internal a) Submit to EDQ Development Assessment for compliance assessment a Water Precinct Network Plan generally in accordance with the Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. The Water Precinct Network Plan shall include the following: i. updated infrastructure sizes based on the current Council's Desired Standard of Service; ii. pressure data and pressure management outcomes iii. conceptual design of booster pumps and PRV configuration iv. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development; v. layout of proposed district metering areas in accordance with Council's requirements b) Submit to EDQ Development Assessment detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>EDQ Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Water Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
19.	Compliance Assessment - Sewer Internal a) Submit to EDQ Development Assessment for compliance assessment a Sewerage Precinct Network Plan in general accordance with the Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. The Sewerage Precinct Network Plan shall include the following: i. preliminary plans and longitudinal sections, for any control and trunk sewers; ii. extension of the internal sewerage network up to the upstream boundaries of the development site to	a) Prior to the commencement of works for the first stage

	make provision for the connection of upstream properties; iii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment detailed sewerage reticulation design plans, certified by a RPEQ, generally in accordance with EDQ Guideline No. 13 Engineering standards – Sewer and Water and the endorsed Sewerage Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
20.	Compliance Assessment - Sewer Pump Station and Rising Main a) Submit to EDQ Development Assessment for compliance assessment a detailed report and design plans certified by RPEQ for the proposed pump station and rising main to service the development generally in accordance with EDQ Guideline No. 13 Engineering standards – Sewer and Water; and i. Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	a) Within 6 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by EDQ Development Assessment b) Within 12 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by EDQ Development Assessment c) Within 12 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by EDQ Development

		Assessment
21.	Compliance Assessment - Greenbank Temporary Sewage Treatment and Disposal Facility Unless a relevant infrastructure agreement provides the contrary: a) Submit to EDQ Development Assessment for compliance assessment detailed design plans and reports for a temporary sewage treatment and disposal facility certified by a RPEQ to service development generally in accordance with the relevant Council standards and i. the Logan South Wastewater Servicing Strategy report, prepared by Cardno dated 27 May 2016. b) Submit to EDQ Development Assessment, DILGP evidence that the Greenbank Temporary Sewage Treatment and Disposal Facility is constructed generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment 'as-constructed' plans, asset register, pressure, structural and test results in accordance with the Council's current adopted standards. Advice Note: The reasonable costs for the design and construction of the Temporary Stage Treatment and Disposal Facility required by this condition will be reimbursable from the Sub-Regional Charges	a) Within 6 months from the survey plan endorsement for the first stage or as otherwise agreed to in writing by EDQ Development Assessment b) Within 12 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by EDQ Development Assessment c) Within 12 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by EDQ Development Assessment
22.	Tankering of Wastewater Prior to the completion and commissioning of the Greenbank Temporary Sewage Treatment and Disposal Facility the following is required: a) Enter into a tankering agreement with Council for the collection and disposal of wastewater for any lots created; and b) Maintain the tankering agreement required by part a) of this condition until the Greenbank Temporary Sewage Treatment and Disposal Facility is commissioned. Advice Note: The reasonable costs of tankering the sewage in	a) Prior to survey plan endorsement for the first stage b) As indicated

	<i>accordance with the tankering agreement required by this condition will be offsetable against the Sub-Regional Charges for a maximum period of 12 months after the sealing of the first stage or as otherwise agreed to in writing by EDQ Development Assessment.</i>	
23.	Stormwater (Quantity and Quality) a) Submit to the EDQ Development Assessment for compliance assessment, designs and hydraulic calculations for the proposed stormwater drainage system (quality and quantity) certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with PDA Guideline No. 13 – Engineering Standards and the Teviot Village – Concept Stormwater Management Plan and Flood Investigation 16-002518-02A dated 13/12/16. b) Construct works in accordance with part a) of this condition. c) Submit to the EDQ Development Assessment "As Constructed" plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
24.	Filling and Excavation a) Submit to the EDQ Development Assessment for endorsement an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering detailing as appropriate, the following: i. The height and location of all retaining walls ii. The cut/fill limit of possible earthworks iii. Stability of any embankments or excavations subject to inundation (eg bioretention basins, detention basins, stormwater or wastewater harvesting storage ponds) b) Submit certification to the EDQ Development Assessment by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798-1996 Guidelines on Earthworks for Commercial and Residential Developments Level 1 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of site work for each stage b) Prior to survey plan endorsement for each stage

25.	Soil Erosion and Sediment Control a) Submit to the EDQ Development Assessment for endorsement an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of site works for each stage b) At all times during construction works
26.	Roads Internal a) Submit to the EDQ Development Assessment road engineering design/ construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the following approved plans: i) Cross-sections shall generally be in accordance with Typical Road Sections, Drawing No. 16-002518-109 Rev E dated 03 April 2017 and Streetscape Typical Road Treatments, Teviot Village – Landscape Masterplan, Drawing No. 8540 L CD 020, Rev E dated 03 April 2017; ii) Laneways shall be designed in accordance with <i>EDQ Practice Note No.12 Rear Lanes: design and development</i> iii) Crossings of retained riparian corridors is to be in accordance with <i>Fauna Sensitive Road Design Manual (Vol2)</i> prepared by Department of Transport and Main Roads b) Construct the road works generally in accordance with part a) of this condition and <i>Logan City Council</i> adopted standards. c) Submit to the EDQ Development Assessment 'as constructed' in a format acceptable to <i>Logan City Council</i> drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with 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) Prior to survey plan endorsement for each stage
27.	Pub Lane/Eastern Access Road Intersection a) Submit to the EDQ Development Assessment for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the intersection of Pub Lane and the Eastern Access Road as identified in the Villa Green, Teviot Village Functional Layout Plan 16-002518-110 dated 29/11/16 in accordance	a) Prior to commencement of relevant works

	with Austroads and Logan City Council adopted standards. b) Construct the road works generally in accordance with part a) of this condition c) Submit to the EDQ Development Assessment 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement of the relevant stage
28.	Road Closures and Openings In situations 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 an approved traffic management plan, until the road works are accepted "On Maintenance", or unless otherwise directed by the assessing authority.	Prior to survey plan endorsement for each stage
29.	Pedestrian / cycle network a) Submit to the EDQ Development Assessment for compliance assessment, detailed engineering plans for the pedestrian / cycle network generally in accordance with the Pedestrian Linkages Masterplan. Teviot Village – Landscape Masterplan, Drawing No. 8540 L CD 010 Rev F dated 15 September 2017 and the relevant Austroads standards. b) Construct the works in accordance with part a) of this condition c) Submit to the EDQ Development Assessment 'as constructed' plans including an asset register, in a format acceptable to Logan City Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) 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
30.	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 and neighbourhood and district parks. The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards	a) Prior to survey plan endorsement for each stage

	AS1158 – ‘Lighting for Roads and Public Spaces. 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 –‘Lighting for Roads and Public Spaces’ and AS3000 – ‘SAA Wiring Rules’. c) Install the lighting 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 test documentation certified by a RPEQ-electrical in a format acceptable to Council	b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
31.	Streetscape Works a) Submit to the EDQ Development Assessment for compliance assessment certified by a suitably qualified urban design/landscape architect and/or Registered Professional Engineer Queensland (RPEQ) streetscape plans detailing proposed works generally in accordance with the following: • Streetscape Typical Road Treatments, Teviot Village – Landscape Masterplan, Drawing No. 8540 L CD 020, Rev. E dated 03 April 2017 • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath location • street tree location and species (both existing and new), the ground preparation works and monthly maintenance plan • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1; 2005 Lighting for roads and public spaces - Pedestrian (Cat P) b) Undertake the works in accordance with the endorsed streetscape works required under part (a) of this condition. c) Submit to the EDQ Development Assessment written certification, “as constructed” plans and asset register in a format acceptable to <i>Logan City Council</i> demonstrating compliance with this condition.	a) Prior to commencement of works on site for each stage b) Prior to survey plan endorsement for each stage c) Prior to ‘on-maintenance’ commencement for each stage

32.	Landscape Works - Parks and Open Space a) Submit to the EDQ Development Assessment for endorsement, detailed landscape plans and associated embellishments generally in accordance with the applicable EDQ Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following: • All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. • All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. • Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland. • Existing contours and levels and any alteration of the ground levels should include plans, sections and elevations. • Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. • Hard surfaces details including locations, materials and finishes. • The location, details of materials and finishes of all proposed street furniture, storage facilities, signage and lighting. • Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. • All planting including location, species, common name, size, density and number. • Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection • Picnic facilities, park furniture and play equipment including details of types of equipment to be installed. • All surfaces including details of materials and finishes. • location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access. Bollards are to be installed on any shared boundary between a road reserve and neighbourhood recreation / sports parks; • Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of:	a) Prior to commencement of site works for the relevant stage
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	• 1.2m high if not transparent; and • 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed newly created lots and passive surveillance of any parks, public thoroughfares and detention basins. b) Construct landscape works Submit to the EDQ Development Assessment certification from a qualified landscape architect that the works have been constructed in accordance with part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the EDQ Development Assessment that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the EDQ, Principal Engineer to arrange an Off Maintenance inspection.	b) Prior to survey endorsement for the relevant stage c) As indicated d) As indicated
33.	Electricity Submit to the EDQ Development Assessment 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 an authorised electricity supplier (e.g. Energex) to provide underground electricity services. <i>Note: Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided.</i>	Prior to survey plan endorsement for each stage
34.	Telecommunications Submit to the EDQ Development Assessment, documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision. Provide infrastructure with the development to accommodate NBN services in accordance with NBN Co Limited 'New developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for each stage

	<i>Note: Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider.</i>	
35.	Service Conduits and Mains Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible.	Prior to survey plan endorsement for each stage
Environment Conditions		
36.	Rehabilitation of riparian corridors Submit to the EDQ Development Assessment as part of self certification of landscaping, a detailed weed management and revegetation proposal plan for the enhancement of the retained riparian corridors.	Prior to survey plan endorsement
37.	Bushfire Buffers In accordance with the recommendations of the Bushfire Risk Hazard Analysis Report, Version LR1.0 prepared by Deveco dated 14.12.16 (as amended in red dated 12 September 2017) ensure: a) a 33m setback is provided between dwellings along the interface with the riparian corridors. Selectively retained mature trees within this setback area, including active linear parkland with mown understory, should represent less than 30% of the natural canopy (FPC) for this site. b) Construct a progressive firebreak in stages in the development of the north eastern portion of the site for stages 20 – 26-	Prior to survey plan endorsement for the applicable stages
38.	Noise Attenuation Generally in accordance with the Noise Assessment, document number QA900-02F02 Teviot Downs-Balance Lots (r2), dated 23 January 2017 undertake the following: Pub Lane a) Construct a 2.5m high acoustic barrier fence along the southern boundary of Stage 3, as shown on the approved Plan of Subdivision, in-accordance with the submitted report b) Advise all potential purchasers of noise affected lots in writing prior to purchase that further acoustic assessment will be required for high-set dwellings.	a) Prior to the first residential occupation of dwellings on proposed lots 1071, 1094, 1095, 1142 to 1145. b) As indicated

	Rail c) Advise all potential purchasers of noise category 2 affected lots that adjoin the electricity easement, in writing prior to purchase that further acoustic assessment will be required. d) Advise all potential purchasers of noise category 2 affected lots in writing prior to purchase that further acoustic assessment will be required for high-set dwellings.	c) As indicated d) As indicated
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STANDARD ADVICE

General

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 ****