



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/915/2

7 June 2018

Peet Flagstone City Pty Ltd
C/- Ms Samantha Buchanan
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Samantha

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - EDUCATIONAL ESTABLISHMENT AND RECONFIGURING A LOT – 4 LOTS INTO 7 LOTS (ONE EDUCATIONAL ESTABLISHMENT LOT, ONE ENVIRONMENTAL CORRIDOR LOT, ONE SERVICE LOT AND FOUR BALANCE LOTS) WITH NEW ROAD AND ACCESS EASEMENTS IN 3 STAGES AT HOMESTEAD DRIVE, UNDULLAH DESCRIBED AS LOT 911 ON RP857870, LOT 2 ON RP47120, LOT 907 ON SP281066, LOT 908 ON RP296740 AND PART NEW BEITH ROAD RESERVE

On 7 June 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant part 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 website <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	911	RP857870
	2	RP47120
	907	SP281066
	908	SP297723
PDA development application details		
DEV reference number	DEV2018/915	
'Properly made' date	29 May 2018	
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 Approval: Reconfiguration of a Lot – 4 Lots into 7 Lots (one educational establishment lot, one environmental corridor lot, one service lot and 4 balance lots) with New Road and access easements in 3 stages Material Change of Use for Educational Establishment	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part 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: ▪ Amendment to the timing of part (a), (b) and (c) of the filling and excavation condition ▪ Relocation of the filling and excavation condition to the Material Change of Use conditions ▪ Amendment to the New Beith Road condition to remove the requirement that the road has to be transferred into the applicant's ownership before plan sealing can occur ▪ Update to the plan of subdivision to remove the open space (within school) designator ▪ Update to compliance assessment – plans/supporting information condition ▪ Consequential amendments to conditions where reference to a specific condition or approved plans is included.
Original Decision date	4 May 2018
Change to approval date	7 June 2018
Currency period	6 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.	Reconfiguration of Lot Stage 2 Overall	110056-361, Rev G	05/06/2018
2.	Reconfiguration of Lot Stage 2A, 2B & 2C	110056-361, Rev G	05/06/2018

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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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 Economic Development Queensland Certification Procedures Manual, Version 4, 16 October 2017 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland
5. **IFF** means Infrastructure Funding Framework (July 2017) as amended or replaced from time to time.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

Reconfiguration of a Lot Conditions		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development (reconfiguration of a Lot) generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
Engineering		
2.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works if undertaken in accordance with Condition 4(a) – 4(d) of this approval b) At all times during construction
3.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. 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; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic	a) Prior to commencement of site works if undertaken in accordance with Condition 4(a) – 4(d) of this approval

	Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).	
	b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
4.	Roads – Temporary All-Weather Access Either: a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings certified by a RPEQ for the provision of an all-weather access extension of Flagstonian Drive within Stage 2A, including temporary culverts and public lighting generally in accordance with the following plans/documents: i. Reconfiguration of Lot Stage 2A, 2B & 2C, Drawing No. 110056-361 Rev. G, prepared by RPS and dated 05/06/18. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition. Or d) Pay to MEDQ an uncompleted works bond acceptable to MEDQ for a temporary all-weather access road to proposed Lot 50010, either as an extension to Flagstonian Drive or via the existing New Beith Road reserve.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
5.	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.	At all times during construction
Landscaping and Environment		
6.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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:	a) Prior to commencement of site works if undertaken in accordance with

	i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site. b) Implement the certified ESCP as required under part a) of this condition.	Condition 4(a) – 4(d) b) At all times during construction
Surveying, land dedications and easements		
7.	New Beith Road Closure Submit to EDQ Development Assessment, DSDMIP confirmation that the portion of the New Beith Road reserve through proposed Lots 50010 and 50011 has been closed.	Prior to survey plan endorsement
8.	Road Dedication - Flagstonian Drive Dedicate as road reserve at no cost to the MEDQ the section of Flagstonian Drive extension (Stage 2A) generally in accordance with that shown on Reconfiguration of Lot Stage 2A, 2B & 2C, Drawing No. 110056-361 Rev. G, prepared by RPS and dated 05/06/18.	At plan sealing of the first stage
9.	Land transfers – Sewerage Lot Transfer, in fee simple, to Council as trustee Lot 50011 for sewerage infrastructure purposes.	At registration of survey plan
10.	Land transfers – open space Transfer, in fee simple, to Council as trustee Lot 90010 for open space purposes.	Prior to 30 June 2020
11.	Easement - Future trunk gravity sewer Provide in favour of and at no cost to Council, 10m wide easement to allow the construction of a trunk gravity sewer from the interim pump station to the West of the site to ultimate pump station location (Lot 50011). The plan and 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
12.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in 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	Prior to survey plan endorsement

	takeover and maintain the contributed assets.	
Infrastructure Charges		
13.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision is submitted for endorsement on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision is submitted for endorsement more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment. All charges are to be indexed to the date of payment in accordance with the IFF.	Prior to the endorsement of the plan of subdivision.
Material Change of Use – Educational Establishment (Lot 50010) Conditions		
No	Condition	Timing
General		
14.	Carry out the approved development – Educational Establishment Carry out the approved Educational Establishment development generally in accordance with the relevant conditions as set out below.	Prior to commencement of use and to be maintained
15.	Certification of Operational Works All operational works for contributed assets 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>
16.	Compliance Assessment - Plans/supporting information Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the educational establishment development on Lot 50010. The plans and/supporting information must detail the following: i. site location ii. lot size and configuration iii. building envelopes and locations iv. building height v. plot ratio, gross floor area and site cover vi. building design including elevations, materials and sub-tropical design outcomes vii. maintenance sheds located away from easements and areas subject to flood inundation	Prior to commencement of building works

	viii. on-site parking (staff and visitors) and servicing arrangements, including vehicle, bicycle and pedestrian access points ix. pick up / drop off locations x. traffic analysis addressing impact on surrounding road network xi. adjacent bus stops (where applicable) xii. on-site landscaping outcomes xiii. playing fields / ovals located on the southern portion of the lot adjacent to the waterway corridor. The development will be assessed against the provisions of the relevant EDQ Guidelines.	
Engineering		
17.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
18.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. 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; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and	a) Prior to commencement of site works

	v. 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). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
19.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP 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: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. 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, DSDMIP 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 commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
20.	Compliance Assessment - Flagstonian Drive Extension a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% concept engineering design/construction drawings certified by a RPEQ for the extension of Flagstonian Drive within Stage 2A, including culverts and public lighting generally in accordance with <i>PDA Guideline No. 13 Engineering standards – roads</i> and the following plans/documents: - Reconfiguration of Lot Stage 2A, 2B & 2C, Dwg No. 110056-361 Rev. G, prepared by RPS and dated 05/06/18. - The endorsed Movement Network Infrastructure Master Plan V 2.0 dated June 2015, as amended from time to time.	a) Prior to commencement of site works on Lot 50010

	b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design/construction drawings certified by a RPEQ for the extension of Flagstonian Drive within Stage 2A, including culverts and public lighting generally in accordance with the endorsed concept plans 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, DSDMIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with this condition.	b) Prior to commencement of site works on Lot 50010 c) Prior to commencement of use on Lot 50010 d) Prior to commencement of use on Lot 50010
21.	Compliance Assessment – Flagstonian Drive Extension - Sandy Creek Crossing a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment generally in accordance with <i>PDA Guideline 13 – Engineering standards – Stormwater quantity</i>. i. detailed 85% design engineering concept plans certified by a RPEQ for the Flagstonian Drive Sandy Creek crossing drainage structure(s); and ii. flood modelling and hydraulic calculations certified by a RPEQ for the upstream catchment. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans for the Sandy Creek drainage structure(s) certified by a RPEQ generally in accordance with the endorsed concept plans 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, DSDMIP 'as-constructed' plans including an asset register certified by a RPEQ in a format acceptable to the Council.	a) Prior to commencement of site works on Lot 50010 b) Prior to commencement of site works on Lot 50010 c) Prior to commencement of use on Lot 50010 d) Prior to commencement of use on Lot 50010
22.	Street Lighting – Flagstonian Drive Extension a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ-electrical to all roads, including footpaths/cycle tracks within the road reserve. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting';	Prior to commencement of use on Lot 50010

	iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with <i>AS1158 – 'Lighting for Roads and Public Spaces</i>. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/cycle tracks 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. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	
23.	Water - Trunk a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans certified by a RPEQ for the extension of the 250mm diameter trunk water main along Flagstonian Drive and the decommissioning of the 150mm diameter temporary main crossing of Sandy Creek generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>, to coincide with the commissioning of the 250mm diameter trunk water main along Flagstonian Drive extension. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the registered service provider's current adopted standards.	a) Prior to commencement of site works on Lot 50010 b) Prior to commencement of use on Lot 50010 c) Prior to commencement of use on Lot 50010
24.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
25.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use

26.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
27.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or written evidence from confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of works
28.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 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, DSDMIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
29.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
30.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within 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 commencement of use

31.	Gas Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of use
32.	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 commencement of use
Landscaping and Environment		
33.	Compliance Assessment - Bushfire Management a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a bushfire management plan, certified by a suitably qualified professional detailing the following: i. The bushfire protection buffers relevant to educational establishment (Lot 50010) ii. Mitigation measures for all buildings on Lot 50010 that are impacted by bushfire; iii. Construction requirements in accordance with <i>AS3959-2009 Construction of buildings in bushfire prone areas</i> for incorporation into the Construction Management Plan iv. On-going maintenance and responsibilities within the bushfire protection zone; v. Requirements for a bushfire covenant for any balance land associated with the development; and vi. Mechanism for updating the bushfire management plan at regular intervals. b) Undertake any works which arise from the endorsed bushfire management plan required under part a) of this condition. c) Provide verification from a suitably qualified professional that the works required have been carried out in accordance with this condition.	a) Prior to commencement of building works b) Prior to commencement of use c) Prior to commencement of use

34.	Compliance Assessment – Streetscape Works – Flagstonian Drive a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, certified by an AILA, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath, cycle track treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. 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, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works on Lot 50010 b) Prior to commencement of use on Lot 50010 c) Prior to commencement of use on Lot 50010
35.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed stormwater quality design plans certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
36.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained

37.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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). The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site in accordance b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of roadworks and site works b) At all times during construction
38.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
39.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date, or – where the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of payment. All charges are to be indexed to the date of payment in accordance with the IFF.	Prior to the commencement of use

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.

New Beith Road Reserve Closure

The ultimate lot configuration as shown in the approved plans also includes an area of road to be closed (condition 7 of this approval), being the subject of a concurrent road closure application (DEV2013/417).

**** End of Package ****