



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

Our ref: DEV2017/887/7

17 December 2018

Orchard (Pebble Creek) Developments Pty Ltd
C/- Saunders Havill Group
Att: Mr Nick Christofis
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Nick

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - RESIDENTIAL AND OTHER USES (DISPLAY HOME, HOME BASED BUSINESS, HOUSE, PARK, SALES OFFICE AND UTILITY INSTALLATION) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT; AND RECONFIGURING A LOT - 2 LOTS INTO 650 LOTS INCLUDING NEW ROAD, NEW DRAINAGE RESERVE AND NEW PARK OVER 14 STAGES AT 230 MOUNTAIN ROAD AND 54 ROSE ALMOND STREET, SOUTH MACLEAN DESCRIBED AS LOT 6 ON RP193185 AND LOT 9 ON SP203507

On 14 December 2018 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 website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-applications.html>.

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

Yours sincerely

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

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	230 Mountain Road and 54 Rose Almond Street, South Maclean	
Lot on plan description	Lot number	Plan description
	Lot 6	SP193185
	Lot 9	SP203507
PDA development application details		
DEV reference number	DEV2017/887	
'Properly made' date	12 October 2018	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Amendment application to change PDA development approval DEV2017/887	

PDA development approval details

Decision of the MEDQ	<p>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</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ inclusion of a landscape interface buffer, associated planting schedule and condition of approval (updated condition 11) ▪ inclusion of temporary access easement, associated preliminary survey plan and condition of approval (updated condition 17) ▪ updated condition 23 - Waterway Rehabilitation and Stabilisation ▪ updated conditions 16 -18 and 20-21 - Water and Sewer ▪ linear park included within lot 9005 and part of stage 14.
Original Decision date	4 May 2018
Change to approval date	14 December 2018
Currency period	10 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.	Pebble Creek Plan of Development, prepared by Saunders Havill Group	N/A	13 November 2018 (amended in red on 13/12/18)
2.	Subdivision Plan - Overall, prepared by Saunders Havill Group	9282 P 02 PP D	04/12/2018 (amended in red on 13/12/18)
3.	Subdivision Plan - Staging Plan – Stage 1, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
4.	Subdivision Plan - Staging Plan – Stage 2, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
5.	Subdivision Plan - Staging Plan – Stage 3, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
6.	Subdivision Plan - Staging Plan – Stage 4, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
7.	Subdivision Plan - Staging Plan – Stage 5, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)

8.	Subdivision Plan - Staging Plan – Stage 6, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
9.	Subdivision Plan - Staging Plan – Stage 7, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
10.	Subdivision Plan - Staging Plan – Stage 8, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
11.	Subdivision Plan - Staging Plan – Stage 9, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
12.	Subdivision Plan - Staging Plan – Stage 10, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
13.	Subdivision Plan - Staging Plan – Stage 11, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
14.	Subdivision Plan - Staging Plan – Stage 12, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
15.	Subdivision Plan - Staging Plan – Stage 13, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
16.	Subdivision Plan - Staging Plan – Stage 14, prepared by Saunders Havill Group	9282 P 02 PP C	07/11/2018 (amended in red on 13/12/18)
17.	Pebble Creek Landscape Interface Buffer – Planting Schedule (Sheet 1 of 2), prepared by SLR	Issue B	07/11/18 (amended in red on 29/11/18)
18.	Pebble Creek Landscape Interface Buffer – Planting Schedule (Sheet 2 of 2), prepared by SLR	Issue B	07/11/18 (amended in red on 29/11/18)
19.	Bushfire Management Plan, prepared by Bushfire Risk Reducers	005.09.17, Rev 5	23 April 2018 (amended in red on 13/12/18)
20.	Preliminary Survey Plan (SP309193)	SP309193	N/A (amended in red on 29/11/18)
Plans and documents previously approved on 4 May 2018		Number (if applicable)	Date (if applicable)
1.	Greenspace Infrastructure Master Plan	7344	12 April 2018
2.	Natural Environment Site Strategy	7344	15 March 2018

3.	Significant Biodiversity Assessment Report	7344	15 March 2018
4.	Landscape Concept Plan	7344 CD F	March 2018
5.	Movement Network Infrastructure Master Plan	P2895 Revision 3	23 March 2018 (as amended in red dated 03 May 2018)
6.	Concept Retaining Wall Plan	29301-ALL-S460, Revision D	20 March 2018
7.	Preliminary Combined Services Plan Key	29301-ALL-S006, Revision B	17 January 2018
8.	Preliminary Combined Services Plan, Sheet 1 of 4	29301-ALL-S007, Revision B	17 January 2018
9.	Preliminary Combined Services Plan, Sheet 2 of 4, Sheet 3 of 4, Sheet 4 of 4.	29301-ALL-S008-S010, Revision A	12 October 2017
10.	Road Hierarchy Plan	29301-ALL-S004, Revision G	7 March 2018
11.	Entry Road Typical Sections	29301-ALL-S001, Revision F	12 January 2018
12.	Mountain Ridge Road, Typical Sections	29301-MRR-S001, Revision F	8 February 2018
13.	Typical Sections, Internal Roads	29301-ALL-S002, Revision I	7 March 2018
14.	Preliminary Sewer Rising Main Alignment Option 3	29301-ALL-S510, Revision A	12 January 2018
15.	Preliminary Sewer Catchment Strategy	29301-ALL-S506, Revision A	29 September 2017
16.	Preliminary Sewer Network	29301-ALL-S500, Revision F	19 September 2017

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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
Endorsed Context Plan			
1.	Preliminary Neighbourhood Context Plan	7344 P 09 SK H	21 March 2018

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, 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 *Planning Act 2016* or the *Planning Regulation 2017*;

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 *Planning Act 2016* 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, 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 30 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, DILGP **within 30 business days** from the date of the notice.
 - v. **within 30 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, DILGP is not satisfied that compliance has been achieved within **30 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. **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. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland
6. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2017) as amended or replaced from time to time
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
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 stage
2.	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>
3.	Compliance Assessment - Overarching Site Strategies a) Submit to EDQ Development Assessment, DSDMIP 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</i> ,	a) Prior to survey plan endorsement of the first stage of development

	<p><i>Implementation Works in Greenfield PDAs, issued March 2014.</i></p> <p>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.</p>	b) As indicated
4.	<p>Compliance Assessment – Housing Affordability and Diversity Overarching Site Strategy</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Housing Affordability and Diversity Overarching Site Strategies in accordance with the Greater Flagstone Urban Development Area Development Scheme outlining:</p> <ul style="list-style-type: none"> (i) 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) an approach to deliver 10% accessible housing; (iii) an approach to deliver 5% social housing. <p>b) 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.</p>	<p>a) Prior to survey plan endorsement of the first stage of development</p> <p>b) As indicated</p>
5.	<p>Street Naming</p> <p>Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.</p>	Prior to survey plan endorsement for each stage
6.	<p>Entry Walls or Features</p> <p>The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment, DSDMIP.</p>	As indicated
Engineering		
7.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>, including the provision of a dust-proof screen between the Internal Entry Road/construction access from Mountain Ridge 	a) Prior to commencement of works for the relevant stage

	<p>Road and Lot 5 on RP193185;</p> <p>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;</p> <p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>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.</p>	<p>b) At all times during construction</p>
8.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.</p> <p>The TMP must include the following:</p> <p>i. provision for the management of traffic around and through the site during and outside of construction work hours;</p> <p>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</p> <p>iii. planning including risk identification and assessment, staging, etc.;</p> <p>iv. ongoing monitoring, management review and certified updates (as required);</p> <p>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).</p> <p>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.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction</p>
9.	<p>Compliance Assessment – Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment retaining wall functional layout plans certified by a RPEQ. The format of the functional layout plans shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i>.</p>	<p>a) Prior to submission of pre-construction documentation for the first stage</p>

	<p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>c) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 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.</p>	<p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
10.	<p>Compliance Assessment – Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional layout plan(s) including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks proposed in this development application. The format of the functional layout plan(s) shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of Development</i> and <i>PDA Guideline No. 13 – Engineering Standards – Earthworks</i>.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> 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. <p>c) Carry out the earthworks generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) 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 b) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to submission of pre-construction documentation for the first stage</p> <p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>

11.	<p>Landscape interface buffer</p> <p>a) Establish an 8m deep landscape interface buffer in the locations shown on the approved Pebble Creek Plan of Development, prepared by Saunders Havill Group, dated 13 November 2018 (amended in red on 13/12/18) and planted in accordance with the approved Pebble Creek Landscape Interface Buffer - Planting Schedule (Sheets 1 and 2), prepared by SLR, dated 07/11/18 (amended in red on 13/12/18).</p> <p>b) Maintain the landscape interface buffer, including weeding and pest management, until survey plan endorsement for the relevant stage.</p> <p>c) Provide AILA certification that the landscape interface buffer for the relevant stage meets the requirements under parts a) and b) of this condition.</p>	<p>a) Prior to survey plan endorsement for stage 8</p> <p>b) As indicated</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
12.	<p>Compliance Assessment - Mountain Ridge Road upgrade – Internal to the PDA</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% design roadworks plans, certified by an RPEQ, for the interim and ultimate design horizons for the Mountain Ridge Road/Internal Access Road intersection generally in accordance with the approved Movement Network Infrastructure Master Plan prepared by Bitzios Consulting, P2895 version 003, dated 23 March 2018 (as amended in red date 03 May 2018). The interim design should change priority of the intersection to the Internal Access Road rather than the western leg of Mountain Ridge Road.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for the upgrade of Mountain Ridge Road (for the section internal to the PDA) including traffic devices, relocation of overhead powerlines, cycle track and pedestrian footpaths, generally in accordance with the Mountain Ridge Road (Ultimate = 2 lanes) cross-section shown on the approved Mountain Ridge Road Typical Sections, 29301-MRR-S001 rev F, dated 08-02-18 and the endorsed plans required under Condition 13 - Compliance Assessment – Mountain Ridge Road/Internal Entry Road Intersection.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP '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</p>	<p>a) Prior to commencement of work for the first stage</p> <p>b) Prior to commencement of work for the first stage</p> <p>c) Prior to survey plan endorsement for the first residential stage</p> <p>d) Prior to survey plan endorsement for the first residential stage</p>

	condition.	
13.	Mountain Ridge Road upgrade – External to the PDA <ul style="list-style-type: none"> a) Deliver the proposed upgrade works to Mountain Ridge Road that are external to the PDA generally in accordance with the Mountain Ridge Road (Ultimate = 2 lanes) cross-section shown on the approved Mountain Ridge Road Typical Sections, 29301-MRR-S001 rev F, dated 08-02-18. b) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings including an asset register and test results, certified by a RPEQ, in a format acceptable to Council. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for the first residential stage b) Prior to survey plan endorsement for the first residential stage
14.	Roads – Internal <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans. 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, DSDMIP ‘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. 	<ul style="list-style-type: none"> a) Prior to commencement of work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15.	Compliance Assessment – Flagstone Creek Bridge <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% engineering design drawings for the Flagstone Creek Bridge generally in accordance with the approved Bridge Section shown on the approved Entry Road Typical Sections, 29301-ALL-S001, rev F, dated 12-01-18 and the DTMR Manual - <i>Design Criteria for Bridges and Other Structures</i>. b) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for the Flagstone Creek Bridge, including cycle track and pedestrian footpath generally in accordance with the endorsed plans required under part a) of this condition the DTMR Manual - <i>Design Criteria for Bridges and Other Structures</i>. 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, DSDMIP ‘as–constructed’ drawings, asset register and test results, 	<ul style="list-style-type: none"> a) Prior to commencement of site works for the first stage b) Prior to commencement of site works for the first stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the

	certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	relevant stage
16. Compliance Assessment - Water Internal	<p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Water Network Analysis report certified by a RPEQ, that includes the following:</p> <ul style="list-style-type: none"> i. Primary connection to either the DN150 main at the end of Silverwood Drive through a DN 225 trunk main within Reserve Lot 993 on SP190156 or to the DN150 main at located at the end of Rose Almond Street; ii. Secondary connection to either location identified in part a)i. of this condition for security of supply and optimisation of internal network; iii. Demonstrated minimal or no negative impact to external network; iv. Extension of internal network connecting to Mountain Ridge Road. <p>b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Water Network Analysis report required under part a) of this condition.</p> <p>c) Construct the internal works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of works for the first residential stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
17. Temporary access easements	<p>a) Register temporary access easements, to the benefit of Council, over Lot 6 on RP193185 and Lot 9 on SP203507 generally in accordance with the approved Preliminary Survey Plan (SP309193).</p> <p>b) Extinguish the temporary access easements required under part a) of this condition.</p>	<p>a) Prior to the commencement of works for the first stage</p> <p>b) Upon registration of survey plan for stage 1</p>
18. Secondary connection of Internal Water Network to External Network	<p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans, certified by a RPEQ, for the second connection of the internal water network to the external network south of the site, generally in accordance with the</p>	<p>a) Prior to survey plan endorsement for the stage containing the 200th lot</p>

	<p>endorsed Water Network Analysis required under Condition 16 and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>b) Prior to survey plan endorsement for the stage containing the 200th lot</p> <p>c) Prior to survey plan endorsement for the stage containing the 200th lot</p>
19.	<p>Compliance Assessment – Sewer Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Sewer Network Analysis report certified by a RPEQ, including preliminary design plans, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the approved preliminary sewer reticulation plans.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the approved preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of works for the first residential stage</p> <p>b) Prior to the commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
20.	<p>Compliance Assessment – Sewerage Pump Station and rising main</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and report, certified by a RPEQ, for proposed pump station and rising main generally in accordance with Council’s adopted standards, <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents:</p> <p>i. Preliminary Sewer Network plan, drawing no. 29301-ALL-S500 Rev F, prepared by Mortons Urban Solution and dated 25/11/16</p> <p>ii. Preliminary Sewer Catchment Strategy plan, drawing no. 29301-ALL-S506 Rev A, prepared by Mortons Urban Solution and dated 21/09/17</p>	<p>a) Prior to survey plan endorsement for the first stage</p>

	<p>iii. Preliminary Sewer Rising Main Alignment Option 3 plan, drawing no. 29301-ALL-S510 Rev A, prepared by Mortons Urban Solution and dated 12/01/18</p> <p>b) Construct the sewerage pump station and rising main internal to the site generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Deliver the part of the proposed rising main external to the PDA generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council current adopted standards.</p>	<p>b) Prior to survey plan endorsement for the stage containing the 151st residential lot</p> <p>c) Prior to survey plan endorsement for the stage containing the 151st residential lot</p> <p>d) Prior to survey plan endorsement for the stage containing the 151st residential lot</p>
21.	<p>Compliance Assessment – Temporary Sewerage Pump Station and Temporary Rising Main connecting to the Flagstone STP network</p> <p><u>Where the permanent pump station and rising main required under Condition 20 is not operational:</u></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and report, certified by a RPEQ, for a temporary pump station and temporary rising main discharging to the Flagstone STP network to service a maximum of 150 lots, in accordance with Council's adopted standards, <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) Construct the temporary sewerage pump station and temporary rising main internal to the site generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Deliver the part of the proposed temporary rising main external to the PDA generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council current adopted standards.</p>	<p>a) Prior to survey plan endorsement for the first stage</p> <p>b) Prior to survey plan endorsement for the first stage</p> <p>c) Prior to survey plan endorsement for the first stage</p> <p>d) Prior to survey plan endorsement for the first stage</p>
22.	<p>Compliance Assessment – Flood Assessment and Stormwater Management Plan</p> <p>Submit to EDQ Development Assessment, DSDMIP for compliance assessment an updated Flood Assessment and Stormwater Management Plan to include the following:</p>	<p>Prior to commencement of works for the first stage</p>

	<ul style="list-style-type: none"> i. Hydrological assessment of the 1-year ARI event to demonstrate non-worsening in peak flow in the receiving waterway, as per the Waterway Stability Criterion of the State Planning Policy; ii. Regarding the differing parameters adopted (including lag parameters and losses) for the hydrological models for the regional and local catchments, either; <ul style="list-style-type: none"> o Provide justification for the adopted hydrology model parameters for both the regional and local hydrological models; or o Update the regional and local hydrologic model parameters to be consistent as applicable and provide justification for the adopted parameters. iii. Regarding the peak stormwater discharge mitigation to Flagstone Creek, either; <ul style="list-style-type: none"> o Adopt the stormwater detention basins as documented in the Stormwater Management Plan; or o If the proposed design does not include detention basins, clear justification based on technical analysis is required. Such analysis needs to include: <ul style="list-style-type: none"> ▪ Assessment of a range of return periods and event durations in the hydrological model, particularly events longer than the critical duration event for the site; ▪ Reporting of flows at the downstream site boundary and at the confluence of Flagstone Creek with the Logan River; and ▪ Inclusion of a sensitivity analysis for cumulative impacts should other development within the PDA east of the Brisbane Sydney Railway request a no-detention strategy. iv. Assessment of the proposed detention basin(s) against the QUDM recommended peak depths of 1.2m in the 5% AEP event and/or outline any additional flood risk mitigation measures which may be required. v. Provide further details regarding the scour potential around the proposed bridge structure and any proposed mitigation measures. Alternatively, if no mitigation measures are proposed, provide clear justification. The bridge scour assessment shall be completed based on recognised guidelines including the Department of Transport and Main Roads Bridge Scour Manual (March 2013 or later version) and other best practice guidelines at the time the assessment is completed. vi. Provide additional sensitivity analysis with increased regional flows in Flagstone Creek (a minimum of plus 25% unless agreed otherwise with EDQ) to demonstrate the soffit of the proposed bridge has adequate freeboard provisions. 	
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<p>23.</p>	<p>Compliance Assessment - Waterway Rehabilitation and Stabilisation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a waterway stabilisation strategy certified by a RPEQ for the portion of Flagstone Creek traversing the site.</p> <p>The water stabilisation strategy shall include:</p> <ul style="list-style-type: none"> i. an assessment of geotechnical conditions of the site; ii. proposed locations of bridge abutments and supports, stormwater outlets, detention and bio-retention basins and other infrastructure; iii. full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. <p>b) Submit to EDQ Development Assessment, DSDMIP detailed waterway rehabilitation and stabilisation plans certified by a RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following:</p> <ul style="list-style-type: none"> i. Existing contours or site levels, services and features; ii. Proposed finished levels, including sections across and through the waterway at critical points; iii. Vegetation management; iv. Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (e.g. gabions); v. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. <p>c) Carry out the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all works have been carried out generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of works for the first stage</p> <p>b) Prior to commencement of works for stage 4</p> <p>c) Prior to survey plan endorsement for stage 4</p> <p>d) Prior to survey plan endorsement for stage 4</p>
<p>24.</p>	<p>Compliance Assessment – Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% design plans (including cross sections) for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the endorsed Flood Assessment and Stormwater Management</p>	<p>a) Prior to commencement of works for the relevant stage</p>

	<p>Plan required under Condition 22 – Compliance Assessment - Flood Assessment and Stormwater Management Plan.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
25. Stormwater Management (Quantity)	<p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system (including detention basins) generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>, the endorsed Flood Assessment and Stormwater Management Plan required under Condition 24 – Compliance Assessment - Flood Assessment and Stormwater Management Plan and the approved Preliminary Combined Services plans.</p> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
26. Street Lighting	<p>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.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> 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 	<p>a) Prior to survey plan endorsement for each stage</p>

	<p>AS1158 –‘<i>Lighting for Roads and Public Spaces</i>. Or the following:</p> <p>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/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>’.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.</p>	<p>b) Prior to commencement of works for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement for each stage</p>
27. Electricity	<p>Submit to EDQ Development Assessment, DSDMIP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</p>	<p>Prior to survey plan endorsement for each stage</p>
28. Telecommunications	<p>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 each new lot within each stage of the proposed subdivision.</p>	<p>Prior to survey plan endorsement for each stage</p>
29. Broadband	<p>Submit to EDQ Development Assessment, DSDMIP 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.</p>	<p>Prior to survey plan endorsement for each stage</p>
30. Public Infrastructure – Damage, Repairs and Relocation	<p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure</p>	<p>Prior to survey plan endorsement for the relevant stage</p>

	require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	
31.	<p>Compliance Assessment - Public transport (bus) – early provision</p> <p>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 against the municipal charge as set out in the IFF, that demonstrates:</p> <p>b)</p> <ul style="list-style-type: none"> i. connection to an existing local public transport network; ii. timeframes for bus services including peak times and other times for weekdays, weekends and public holidays; iii. provision of services having regard to the staging of the development; iv. sustainability of the service beyond the stated subsidy period; and v. detailed costings for the interim public transport strategy. <p>c) Implement the endorsed public transport (bus) strategy.</p> <p>d) Subsidise the operation of the public transport (bus) service generally in accordance with the endorsed strategy required under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement of the 200th residential lot</p> <p>b) Prior to the occupation of the 200th residential lot</p> <p>c) For a period of five (5) years from commencement of the service.</p>
Landscaping and Environment		
32.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted 	<p>a) Prior to commencement of works for each stage</p>

	<ul style="list-style-type: none"> vi. planting schedules and guidelines; vii. Temporary Lockable Bollards restricting access to Rose Almond Street viii. Signage at the site boundary to Rose Almond Street, stating Temporary Restricted Access for Emergency Services Only. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
33.	<p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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 Greenspace Infrastructure Master Plan, document no. 7344, dated 12 April 2018, Landscape Concept Plan, document no. 7344 CD F, March 2018 and the endorsed context plan, generally documenting the following:</p> <ul style="list-style-type: none"> i. existing contours or site levels, services and features; ii. 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); iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. location of shared paths; v. locations of electricity and water connections to parks; vi. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vii. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; viii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; ix. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; x. management of biodiversity outcomes generally in accordance with the approved Natural Environment Site Strategy, document number 7344 document issue EDQ Submission 15 March 2018. 	<p>a) Prior to commencement of works for the relevant stage</p>

	<p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
34.	<p>Vegetation Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP preclearing surveys plus Vegetation Clearing and Fauna Management Plan generally in accordance with the recommendations outlined in the approved Significant Biodiversity Assessment Report, document no 7344, dated 15 March 2018</p> <p>b) Undertake all vegetation clearing and site rehabilitation within the development boundary, as shown on the approved Subdivision Plan - Overall, prepared by Saunders Havill Group, Drawing No. 9282 P 02 PP D, dated 04/12/2018 (amended in red on 13/12/18), and generally in accordance with part a) of this condition and the approved Natural Environment Overarching Site Strategy, document number 7344, dated 15 March 2018.</p>	<p>a) Prior to commencement of site works</p> <p>b) As indicated</p>
35.	<p>Erosion and Sediment Management</p> <p>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:</p> <ul style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement and monitor the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
36.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional generally in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0</i>.</p>	<p>a) Prior to commencement of or during site works for the relevant stage</p>

	b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	b) Prior to survey plan endorsement for the relevant stage
37.	Compliance Assessment – Acoustic Treatment – Internal Entry Road Noise Mitigation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a noise impact assessment report for the proposed noise mitigation measures for Lot 5 on RP193185 to be provided along the Internal Entry Road, generally in accordance with <i>PDA Guideline No. 13 – Engineering Standards (Acoustic treatments)</i> . b) Where recommended by the noise assessment report endorsed in part a) of this condition, submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the proposed noise mitigation measures generally in accordance with the endorsed noise assessment report required under part a) of this condition. c) Construct the noise mitigation measures 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 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 first stage b) Prior to commencement of site works for the first stage c) Prior to survey plan endorsement for the first stage d) Prior to survey plan endorsement for the first stage
38.	Bushfire Management and Mitigation a) Carry out the works required for Bushfire Management and Mitigation generally in accordance with the approved Bushfire Management Plan, prepared by Bushfire Risk Reducers, document no. 005.09.17, dated 23 April 2018 (amended in red on 13/12/18); b) Submit to EDQ Development Assessment, DSDMIP certification from a suitable qualified professional that bushfire affected lots as shown in the approved Bushfire Management Plan, Mountain Ridge Road, South Maclean document no. 005.09.17 achieve a radiant heat flux level of 29kW/m ² or less at the lot boundary.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
39.	Vegetation Clearing Offsets For Bushland Habitat and Rehabilitation Habitat proposed to be cleared as identified on the approved Significant Biodiversity Assessment Report, document number 7344, dated 15 March 2018: 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	a) Prior to commencement of vegetation clearing

	<p>Flagstone and Yarrabilba PDAs dated July 2012; or</p> <p>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:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP 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.</p> <p>c) Undertake compensatory planting in accordance with b) of this condition.</p> <p>d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.</p>	<p>b) Prior to commencement of vegetation clearing</p> <p>c) Within 3 months of commencement of vegetation clearing</p> <p>d) Within 12 months of commencement of vegetation clearing</p>
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Surveying, Land Dedications and Easements

40.	Land transfers – Contaminated Land	
	Demonstrate to EDQ Development Assessment, DSDMIP 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.	Prior to survey plan endorsement for the relevant stage
41.	Land transfers – Park and open space	
	Transfer, in fee simple, to Council as trustee lots 9000, 9001, 9002, 9003 and 9005 for park and open space purposes.	Prior to the works in these lots being accepted as off-maintenance
42.	Land transfers – Sewerage	
	Transfer in fee simple, to Council as trustee Lot 7000 for sewerage purposes	Prior to the works in the lot being accepted as off-maintenance
43.	Land transfers – Drainage	
	Transfer, in fee simple, to Council as trustee Lot 9004 for drainage purposes.	At registration of survey plan for the relevant stage
44.	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	Prior to survey plan endorsement for the relevant stage

	<p>which ultimately is to take over the asset).</p> <p>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.</p>	
45.	<p>Small lot development easements for lots $\leq 300\text{m}^2$</p> <p>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):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or <p>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).</p> <p>*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.</p>	<p>At or prior to survey plan endorsement for the relevant stage</p>
46.	<p>Small lot development easements for lots $>300\text{m}^2$</p> <p>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 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):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*. <p>*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.</p>	<p>At or prior to survey plan endorsement for the relevant stage</p>

Infrastructure Contributions		
47.	Koala Habitat Offset Pay to MEDQ, \$150 for each lot approved 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
48.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"> a) where a plan of subdivision or building format plan is submitted for endorsement or 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; <li style="text-align: center;">or b) where a plan of subdivision or building format plan is submitted for endorsement or 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 the payment. All charges are to be indexed to the date of payment in accordance with the IFF.	The earlier of the following: <ul style="list-style-type: none"> i. endorsement of the plan of subdivision ii. prior to endorsement of a building format plan iii. prior to commencement of use.
PDA Development Conditions - Plan of Development (POD)		
General		
49.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
50.	Plans/supporting information – POD (Sales Office) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the sales office where greater than 150sqm. The plans and/supporting information must detail the following: <ul style="list-style-type: none"> 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 vii. building design including elevations and 	Prior to commencement of building works for a sales office

	<p>materials</p> <p>viii. on-site parking and servicing arrangements</p> <p>ix. open space provision.</p> <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p>	
51.	<p>Plans/supporting information – POD (Utility Installation)</p> <p>Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed designs for Utility Installation</p> <p>The plans and/supporting information must detail the following:</p> <ul style="list-style-type: none"> i. site location ii. lot size and configuration iii. building height iv. building design including elevations and materials v. on-site parking and servicing arrangements. <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p>	<p>Prior to commencement of building works for Utility Installation</p>

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 ****