



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

Our ref: DEV2018/999

16 April 2019

Mirvac Queensland Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Kris Krpan and Mr Sam Robinson
Level 7, 123 Albert Street
BRISBANBE QLD 4000

Dear Kris and Sam

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR EDUCATIONAL ESTABLISHMENT (STATE PRIMARY SCHOOL) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT, TEMPORARY UTILITY INSTALLATION (WASTEWATER PUMP STATION) AND RECONFIGURING A LOT (2 LOTS INTO 3 LOTS AND NEW ROAD) AT TEVIOT ROAD, GREENBANK DESCRIBED AS LOT 9001 ON SP300871 AND LOT 1 ON SP297192

On 15 April 2019 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also 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**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	9001	SP300871
	1	SP297192
PDA development application details		
DEV reference number	DEV2018/999	
'Properly made' date	24 January 20149	
Type of application	☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use for Educational Establishment (State Primary School) and Temporary Utility Installation (Wastewater Pump Station) Reconfiguration of a Lot 2 into 3 Lots in 2 Stages with a Plan of Development	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice	
Decision date		15 April 2019	
Currency period		6 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Management Lot Plan prepared by Urbis	BL01, Rev 4	28.02.2019
2.	Plan of Development prepared by Urbis	PD01, Rev 3	28.02.2019
3.	Extent of Clearing Plan	CP01, Rev 1	05.03.2019
4.	Sports Fields and School Site Concept Levels and Drainage Plan prepared by Premise	SKC01, Rev 2	15/10/18
5.	Conceptual Servicing Layout – Water Reticulation prepared by Premise	SL100, Rev B	12/12/18
6.	Preliminary Stormwater Quantity and Quality Treatment Layout	SKC06, Rev A	19/12/18
Supporting Plans and Documents			
To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.			
Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
Endorsed Context Plan			
1.	Overall Context Plan		25 April 2017
Infrastructure Master Plan			
2.	Movement Network Infrastructure Master Plan Teviot Road, Greenbank, prepared by MWH	83502923, Rev 4	18/04/17

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. **AILA** means a registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Economic Development Queensland Certification Procedures Manual, Version 4, 16 October 2017 (as amended from time to time).
3. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority.
4. **Council** means Logan City Council.
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **DEHP** means The Department of Environment & Heritage Protection
7. **EDQ** means Economic Development Queensland
8. **External Authority** means a public-sector entity external to the MEDQ.
9. **MEDQ** means The Minister of Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions - Reconfiguration of a Lot		
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 of each stage
2.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage

	diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
6.	Retaining Walls a) 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. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> (March 2014) unless otherwise approved by EDQ Development Assessment, DSDMIP. 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 from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
7.	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> and the relevant approved plans: The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans submitted under condition 19;	a) Prior to commencement of site works for the relevant stage

	iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted 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 submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8.	Compliance Assessment - Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment Internal Roads Functional Layout plans certified by a RPEQ for the proposed new roads generally in accordance with the approved Movement Network Infrastructure Master Plan. b) Submit to EDQ Development Assessment, DSDMIP engineering design drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted 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 the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site work for the first stage b) Prior to commencement of site work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

9.	Water – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with PDA Guideline No. 13 Engineering Standards – Sewer and Water and the relevant approved plans. b) Construct the works generally in accordance with the certified plans submitted 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 Council’s current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	Compliance Assessment - Sewer – Internal a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment the temporary and permanent service solution for sewerage infrastructure provision certified by a RPEQ including the following details: • Technical details of the temporary sewer pump station including its size, capacity, tenure and decommissioning strategy. • The final sewerage infrastructure solution. • Location of the sewer pump station and the rising main. b) Construct the temporary works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ plans, asset register, pressure and CCTV results in accordance with Council’s current adopted standards, of the temporary sewer reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Stormwater Management (Quantity & Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design drawings, certified by a RPEQ, for the proposed Temporary Stormwater Quantity and Quality Treatment Basin generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and quality</i> and the relevant approved plans.	a) Prior to commencement of site works for the relevant stage

	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) 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 the Council, of the permanent stormwater management works constructed in accordance with this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Stormwater Drainage a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans and hydraulic calculation, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline N. 13 Engineering standards – Stormwater quantity</i> and the approved plans. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. 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.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Street Lighting a) Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system is to: i. meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; and iv. be generally in accordance with Australian Standard AS1158 – <i>'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 Rate 3 (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 –	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	'Lighting for Roads and Public Spaces'. 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.	c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
14.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for stage 1
15.	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 each new lot within the proposed subdivision.	Prior to survey plan endorsement for stage 1
16.	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 Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant stage
17.	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

18.	Streetscape Works Either: a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy - Landscaping b) Construct the works generally in accordance with the certified plans submitted 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. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, 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 dedicated to Council certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 – <i>“Lighting for Roads and Public Spaces”</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>; 2. footpath 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 Council adopted planting schedules and guidelines. e) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to commencement of site works for the relevant stage e) Prior to survey plan endorsement for the relevant stage
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	f) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council.	f) Prior to survey plan endorsement for the relevant stage
19.	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. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) iv. 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.	a) Prior to commencement of site works for each stage b) At all times during construction
20.	Vegetation Management a) Submit to EDQ Development Assessment, DSDMIP a Vegetation Clearing and Fauna Management Plan identifying the vegetation to be cleared, fauna management practices to be implemented during the clearing, and location of tree protection fencing generally in accordance with the relevant approved plans. b) Undertake vegetation clearing generally in accordance with the Vegetation Clearing and Fauna Management Plan required by part a) of this condition. Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5).	a) Prior to vegetation clearing b) At all times
21.	Vegetation Clearing Offsets a) Submit to EDQ Development Assessment, DSDMIP a detailed plan, endorsed by a qualified arborist (AQF Level 5) or ecologist, showing the extent of Medium Value Bushland Habitat and Medium Value Rehabilitation Habitat proposed to be cleared.	a) Prior to commencement of vegetation clearing

	b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015: c) 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 May 2015. d) Undertake compensatory planting in accordance with c) of this condition. e) 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. Advice Note <i>An Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable to the same matters under the EPBC approval.</i>	b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
Surveying, land dedications and easements		
22.	Land transfers – State community facilities Transfer, in fee simple, to the State of Queensland (represented by Department of Education), Lot 9003 for State Primary School. Lot 9003 is to be serviced in accordance with EDQ Guideline 13.	At registration of survey plan for the relevant stage
23.	Easements over infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes Contributed Assets (if required by the authority which ultimately is to take over the asset).	Prior to survey plan endorsement for the relevant stage

	The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the Contributed Assets.	
PDA Development Conditions - Material Change of Use - Educational Establishment		
No	Condition	Timing
General		
24.	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
25.	Detailed Design Plans – Educational Establishment Submit to EDQ Development Assessment, DSDMIP detailed design plans for the educational establishment development in accordance with the approved Plan of Development. The plans and/supporting information must detail the following: i. building envelopes ii. building height iii. site cover iv. building design including elevations, materials and sub-tropical design outcomes v. on-site parking and servicing arrangements, including vehicle access points, bus bays and bicycle storage sheds in locations that minimise conflict points vi. on-site landscaping outcomes	Prior to commencement of building works
Engineering		
26.	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	a) Prior to commencement of site works

	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.	b) At all times during construction
27.	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 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.	a) Prior to commencement of site works b) At all times during construction
28.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved Plan of Development for the proposed school site and the relevant council standards.	Prior to commencement of use and to be maintained
29.	Car Parking Provide car parking spaces and pick-up/drop-off zones delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the TMR technical guideline '<i>Planning for Safe Transport Infrastructure at Schools</i>'.	Prior to commencement of use and to be maintained

30.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
31.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
32.	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
33.	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 b) written evidence from Energex 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
34.	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
35.	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

	professional that the development mitigates the risks to people and the buildings are not subject to adverse impacts of bushfire.	
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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 ****