



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

Our ref: DEV2019/1039

11 December 2019

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

Dear Kris, Ed 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 – DISPLAY HOME, HOME BASED BUSINESS, HOUSE, MULTIPLE RESIDENTIAL, PARK AND SALES OFFICE IN ACCORDANCE WITH A PLAN OF DEVELOPMENT; RECONFIGURING A LOT – 2 LOTS INTO 189 RESIDENTIAL LOTS, PARK AND NEW ROADS; AND OPERATIONAL WORKS – ADVERTISING DEVICES AND VEGETATION CLEARING AT TEVIOT ROAD, GREENBANK DESCRIBED AS LOT 1 ON SP297102 AND LOT 9001 ON SP300871

On 11 December 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 part 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 www.dsdmip.qld.gov.au/pda-da-applications.

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	SP307780
	1	SP297192
PDA development application details		
DEV reference number	DEV2019/1039	
'Properly made' date	17/06/2019	
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	Reconfiguration of a Lot - 2 into 189 residential lots, park and new roads Material Change of Use - Display Home, Home Based Business, House, Multiple Residential, Other Residential (Retirement) Park and Sales Office Operational Works - Advertising Devices and Vegetation Clearing	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval is for: Reconfiguration of a Lot - 2 into 189 residential lots, park and new roads; Material Change of Use - Display Home, Home Based Business, House, Multiple Residential, Park and Sales Office; and Operational Works - Advertising Devices and Vegetation Clearing.
Decision date	11 December 2019
Currency period	10 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.	Reconfiguration of a Lot Plan – Precinct 2 – Sheet 1 of 1	ROL01-1, Rev 4	29.11.2019
2.	Reconfiguration of a Lot Plan – Precinct 2 – Sheet 1 of 2	ROL01-2, Rev 4	29.11.2019
3.	Reconfiguration of a Lot Plan – Precinct 2 – Sheet 2 of 3	ROL01-3, Rev 4	29.11.2019
4.	Reconfiguration of a Lot Plan – Extent of Clearing Plan	ROL03, Rev 3	17.07.2019
5.	Reconfiguration of a Lot Plan – Precinct 2 – Preliminary Staging	ROL04, Rev 3	17.07.2019
6.	Plan of Development - Precinct 2 – Envelope Plan – Sheet 1 of 3	POD01-01, Rev 4	29.11.2019
7.	Plan of Development - Precinct 2 – Envelope Plan – Sheet 2 of 3	POD01-02, Rev 4	29.11.2019
8.	Plan of Development - Precinct 2 – Envelope Plan – Sheet 3 of 3	POD01-03, Rev 4	29.11.2019
9.	Plan of Development - Precinct 2 – Fixed Elements Plan	FEP01, Rev 1	18.04.2019 (as amended in red dated 02/12/19)
10.	Plan of Development - Precinct 2 – Design Criteria – Sheet 1 of 4	FEP01, Rev 1	30.04.2019 (as amended in red dated 09/12/19)
11.	Plan of Development - Precinct 2 – Design Criteria – Sheet 2 of 4	FEP01, Rev 1	30.04.2019 (as amended in red dated 09/12/19)

12.	Plan of Development - Precinct 2 – Design Criteria – Sheet 3 of 4	FEP01, Rev 1	18.04.2019 (as amended in red dated 09/12/19)
13.	Plan of Development - Precinct 2 – Design Criteria – Sheet 4 of 4	FEP01, Rev 1	18.04.2019 (as amended in red dated 09/12/19)
14.	Plan of Development - Precinct 2 – Proposed Signage Plan	FEP01, Rev 3	15.07.2019 (as amended in red dated 09/12/19)
15.	Engineering Service Report - Precinct 2 – Appendix A, B, C, D, E	MIR002, Rev 1	5.04.2019 (as amended in red dated 21/11/19)
16.	Everleigh Precinct 2 ROL – Stormwater Detention and Water Quality Analysis		23.05.2019
17.	Vegetation Management Plan Precinct 2	7598	5/04/2019 (as amended in red dated 21/11/19)
18.	Fauna Management Plan Precinct 2	7598, Issue B	05/04/2019 (as amended in red dated 21/11/19)
Endorsed Plans and Documents			
Plans and Documents		Number (if applicable)	Date (if applicable)
19.	Overall Context Plan		25 April 2017
20.	Master Plan Teviot Road, Greenbank, prepared by Urbis		25 June 2019

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 Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).

3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
- a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council.
5. **DEHP** means The Department of Environment & Heritage Protection
6. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
7. **DSRCIA** means the Developer Sub-regional Charges Infrastructure Agreement (Mirvac) in effect on 24 May 2019.
8. **EDQ** means Economic Development Queensland
9. **External Authority** means a public sector entity external to the MEDQ.
10. **ICID** means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (Mirvac) in effect on 24 May 2019.
11. **ICOP** means Greater Flagstone PDA Infrastructure Charges Offset Plan, as amended or replaced from time to time.
12. **IFF** means Infrastructure Funding Framework, as amended or replaced from time to time.
13. **MEDQ** means The Minister of Economic Development Queensland.
14. **MUTCD** means Manual of Uniform Traffic Control Devices.
15. **PDA** means Priority Development Area.
16. **RPEQ** means Registered Professional Engineer of Queensland.

17. **Sale** means the signing of the first contract of sale by the purchaser for the sale of an approved lot.
18. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for each sub-stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to 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.	Street Naming Submit to EDQ Development Assessment DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment DSDMIP.	As indicated
5.	Compliance Assessment – Building Envelope Plans & ROL Plans a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, revised reconfiguration of a lot plans and / or building envelope plans for any variations to the configuration of the lots and / or building envelopes b) All revised plans, as required by part (a) of this condition, must maintain the fixed elements generally in accordance with section 2.0 of the approved Plan of Development – Precinct 2 – Fixed Elements Plan, dated 18 April 2019. Advice Note: <i>This condition does not prevent the applicant from making changes to the reconfiguration of a lot plans and / or building envelope plans, either before or after the Sale of the first lot in the relevant sub-stage, through a formal application pursuant to s99 of the Economic Development</i>	Prior to the Sale of the first lot in the relevant sub-stage

	iii. during and outside of construction hours of work; planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council 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, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
10.	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 in accordance with the approved plans and <i>PDA Practice Note No. 10 – Plans of development</i> 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 sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
11.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP a Site Condition Report and 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/documents: i. Appendix C Engineering Service Report, Precinct 2 Everleigh Revision 1, prepared by Premise Engineering and dated 5/04/2019	a) Prior to commencement of site works for each sub-stage

	The certified earthworks plan and the report are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under condition 28; 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 sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
12.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP, engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, shared paths and pedestrian footpaths generally in accordance with the endorsed Master Plan – Section 3.4 Master Plan Strategy 4 – Movement Network and Movement Network IMP, Teviot Road, Greenbank, Report no. 83502923, Rev 4 dated 18/04/17. 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.	a) Prior to commencement of road works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
13.	Compliance Assessment - Water Internal a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Water Network Analysis Report and water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following documents: i. Teviot Road, Greenbank Development – Water and Sewerage Infrastructure Master Plan, document no. 17-05-29 Mirvac Water and Sewer IMP, Rev 5 dated 29/05/2017;	a) Prior to the commencement of works for the first sub-stage

	ii. Preliminary Water Reticulation Layout, drawing No. SK17 Revision P2, dated 5/04/19 and prepared by Premise Engineering. The certified Water Network Analysis Report shall include print outs of water model outputs showing performances (flow/pressure) at different nodes in different scenarios (peak hours, fire flows etc) and the proposed network infrastructure inclusive of Pressure Management Area (PMA)/District Metering Area (DMA). b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
14.	Sewer - Internal a) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following documents: i. Teviot Road, Greenbank Development – Water and Sewerage Infrastructure Master Plan, document no. 17-05-29 Mirvac Water and Sewer IMP, Rev 5 dated 29/05/2017; ii. Preliminary Sewer Reticulation Layout plan, prepared by Premise, drawing reference MIR002 SKC16, Revision P2 dated 05/04/19. b) Construct the works generally in accordance with the certified plans required under part b) 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.	a) Prior to commencement of works for each sub-stage b) Prior to survey plan endorsement for sub-each stage c) Prior to survey plan endorsement for each stage
15.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, for interim stormwater management (quality) devices, certified by a RPEQ, for the proposed interim stormwater treatment device(s) generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents:	a) Prior to commencement of works for the relevant sub-stage

	i. Preliminary Stormwater Drainage Layout, prepared by Premise, drawing reference MIR002 SKC15, Revision P2 dated 05/04/19. 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 a RPEQ that all works have been carried out generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
16.	Stormwater Detention Basin a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings for the stormwater detention basin(s) certified by a RPEQ, generally in accordance with PDA Guideline 13 Engineering Standards – Stormwater quantity and the approved Stormwater Master Plan. 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 certification from a RPEQ that all works have been carried out generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
17.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. 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 each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
18.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads within the development.	a) Prior to survey plan endorsement for each sub-stage

	The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	b) Prior to commencement of works for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to survey plan endorsement for each sub-stage
19.	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 each sub-stage
20.	Telecommunications Submit to EDQ Development Assessment DSDMIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each sub-stage
21.	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	Prior to survey plan endorsement for each sub-stage

	accommodate services which are compliant with the Federal Government's National Broadband Network policy.	
22.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant sub-stage
Landscaping and Environment		
23.	Bushfire Management and Mitigation Where any lot is within 100m of vegetation external to the Precinct 2 development, submit to EDQ Development Assessment DSDMIP certification from a suitably qualified professional in bushfire hazard assessment that the radiant heat flux does not exceed 29kW/m2 (BAL29) at the closest projection of the dwelling for the affected lots.	Prior to commencement of building works
24.	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 functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments;	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of site works for each sub-stage

	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) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
25.	Compliance Assessment – Landscape Works (Parks & Open Space) 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 (Lot 804) generally in accordance with the approved Open Space Master Plan – Greenbank PDA Revised Documents for Endorsement, prepared by Vee Design, document reference J000270, Issue D, dated 22nd November 2017, generally documenting the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. location of shared paths generally in accordance with the Fig. 8 Movement Network Plan 3 – Active Transport of the approved Master Plan dated 25 May 2017; 5. locations of electricity and water connections to parks; 6. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 7. Details and locations of any proposed building works, including: bridges, park furniture, picnic	a) Prior to commencement of works for the relevant sub-stage

	facilities and play equipment; 8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; 9. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; 10. management of biodiversity outcomes generally in accordance with the approved Natural Environment Site Strategy, document number 7598 Post App, dated 18 April 2017 (as amended in red dated 27 April 2017). b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
26.	Vegetation Clearing a) Undertake vegetation clearing generally in accordance with the approved Vegetation Management Plan and Fauna Management Plan. b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). c) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	a) At all times b) At all times c) Within 3 months of completion of clearing
27.	Vegetation Clearing Offsets a) Submit to EDQ Development Assessment, DSDMIP a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation Habitat proposed to be cleared. 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	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to

	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 for the same matters under the EPBC approval.</i>	commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
28.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
Surveying, land dedications and easements		
29.	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 sub-stage

30.	Land Dedication – Parks and Open Space Transfer, in fee simple, to Council as trustee, Lot 804 for parks and open spaces purposes.	Prior to the works in these lots being accepted as off-maintenance
31.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage
32.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of <i>Land Title Act 1994</i> 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 one(1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one(1) or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	At or prior to survey plan endorsement for the relevant sub-stage
33.	Small lot development easements for lots not capable of Application of High Density Development Easements. If a lot is more than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> and adjoins another lot irrespective of the size of the adjoining lot and the	At or prior to survey plan endorsement for the relevant sub-stage

	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): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage * <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	
Infrastructure Charges		
34.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
35.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; Or: b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID b) In accordance with the IFF
36.	Sub-Regional Charge & Value Capture Charge Either: a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges payable (calculated in accordance with the SRIA and DSRCIA) and written evidence that these charges have been paid to Council; Or: b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA and DSRCIA b) In accordance with the IFF
37.	Koala Habitat Offset Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each sub-stage

Operational Works for Advertising Devices Conditions		
No.	Condition	Timing
General		
38.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved Plan of Development – Precinct 2 – Proposed Signage Plan, Drawing No. FEP01, Rev 3, dated 15.07.2019.	Ongoing
Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
39.	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
40.	Compliance Assessment - Detailed design documentation a) Submit to EDQ Development Assessment DSDMIP for compliance assessment detailed design documentation for any Multiple Residential on 'Possible Multiple Residential Allotment' lot as indicated on the approved Plan of Development. b) Detailed design documentation must detail the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. c) The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.	Prior to commencement of building works

Infrastructure Charges		
41.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
42.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; or: b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID b) In accordance with the IFF
43.	Sub-Regional Charge & Value Capture Charge Either: a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges payable (calculated in accordance with the SRIA and DSRCIA) and written evidence that these charges have been paid to Council; or: b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA and DSRCIA b) In accordance with the IFF

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 ****