



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

Our ref: DEV2019/1042

9 January 2020

Old Pub Lane Pty Ltd  
C/- Ethos Urban  
Att: Ms Rebekah McDonald and Mr Ben Haynes  
PO Box 205  
FORTITUDE VALLEY QLD 4006

Dear Rebekah and Ben

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (CHILD CARE CENTRE) AND RECONFIGURING A LOT (1 LOT INTO 3 LOTS WITH ACCESS EASEMENT) AT 43-77 OLD PUB LANE, GREENBANK DESCRIBED AS LOT 1 ON RP184067**

On 8 January 2020 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 [www.dsdmip.qld.gov.au/pda-da-applications](http://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  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Greater Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Site address                            | 43-77 Old Pub Lane, Greenbank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Plan description |
|                                         | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SP184067         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| DEV reference number                    | DEV2019/1042                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| 'Properly made' date                    | 8 August 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for     | Material Change of Use - Child Care Centre<br>Reconfiguration of a Lot – 1 into 3 lots with access easement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |

| 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                                                                                                                   |                                                           | 8 January 2020                                                                                                                                             |                                                     |
| 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 <i>(if applicable)</i>                                                                                                                              | Date <i>(if applicable)</i>                         |
| 1.                                                                                                                              | Lot Sub Division Plan<br>43-77 Old Pub Lane,<br>Greenbank | Issue P2                                                                                                                                                   | 03.06.19 (as amended in red dated 12 December 2019) |
| 2.                                                                                                                              | Childcare Centre<br>Coverpage                             | TP-000, Issue B                                                                                                                                            | 15/10/19                                            |
| 3.                                                                                                                              | Childcare Centre<br>External Views                        | TP-001, Issue B                                                                                                                                            | 15/10/19                                            |
| 4.                                                                                                                              | Childcare Centre<br>Site Plan                             | TP-101, Issue B                                                                                                                                            | 15/10/19                                            |
| 5.                                                                                                                              | Childcare Centre<br>Ground Floor Plan                     | TP-200, Issue B                                                                                                                                            | 15/10/19                                            |
| 6.                                                                                                                              | Childcare Centre<br>Roof Plan                             | TP-201, Issue B                                                                                                                                            | 15/10/19                                            |
| 7.                                                                                                                              | Childcare Centre<br>Building North & South<br>Elevation   | TP-400, Issue B                                                                                                                                            | 15/10/19                                            |
| 8.                                                                                                                              | Childcare Centre<br>Building East & west Elevation        | TP-401, Issue B                                                                                                                                            | 15/10/19                                            |
| 9.                                                                                                                              | Landscape Concept Plan<br>Sheet 1                         | 19.056, Issue B                                                                                                                                            | 24/05/19 (as amended in red dated 12 December 2019) |
| 10.                                                                                                                             | Proposed Planting Schedule<br>Sheet 2                     | 19.056, Issue B                                                                                                                                            | 24/05/19                                            |
| 11.                                                                                                                             | Site and Drainage Layout<br>Sheet                         | 19097A-DA-C030,<br>Issue A                                                                                                                                 | 13/09/19 (as amended in red dated 12 December 2019) |
| 12.                                                                                                                             | Preliminary Earthworks Plan                               | 19097A- SK-C003,<br>Issue A                                                                                                                                | N/A (as amended in red dated 12 December 2019)      |
| 13.                                                                                                                             | Site Based Stormwater<br>Management Plan                  | 19097 Rev. B                                                                                                                                               | September 2019                                      |

| Supporting Plans and Documents |                                                                                                              |                        |                                                                                                                   |
|--------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------|
| Plans and Documents            |                                                                                                              | Number (if applicable) | Date (if applicable)                                                                                              |
| 14.                            | Old Pub lane Commercial Precinct, Greenbank, Ecological Assessment Report Prepared by 28 South Environmental |                        | 15 May 2019 (as amended in red dated 17 October 2019)<br><br>(Approved through preliminary approval DEV2019/1035) |

## **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 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, DSDMIP **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, DSDMIP 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, 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. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
- 2. **EDQ** means Economic Development Queensland
- 3. **IFF** means the Infrastructure Funding Framework
- 4. **MEDQ** means The Minister of Economic Development Queensland.
- 5. **PDA** means Priority Development Area.
- 6. **RPEQ** means Registered Professional Engineer of Queensland

| Reconfiguration of a Lot Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| No                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timing                                                                                   |
| <b>General</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |
| 1.                                  | <p><b>Carry out the approved development – Reconfiguration of a Lot</b></p> <p>Carry out the approved development (reconfiguration of a Lot) generally in accordance with the approved plans and documents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to survey plan endorsement                                                         |
| 2.                                  | <p><b>Certification of Operational Works</b></p> <p>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>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | As required by the <i>Certification Procedures Manual</i>                                |
| <b>Engineering</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |
| 3.                                  | <p><b>Construction Management Plan</b></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"> <li>i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>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;</li> <li>iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site.</li> </ul> <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>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| 4.                                  | <p><b>Traffic Management Plan</b></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 or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | a) Prior to commencement of site works                                                   |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                     |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|           | <p>staging, etc.;</p> <p>iv. on-going monitoring and certified updates as required;</p> <p>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)</p> <p>b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>b) At all times during construction</p>                                                                                          |
| <b>5.</b> | <p><b>Compliance Assessment - Old Pub Lane Road</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment engineering design and construction drawings, certified by a RPEQ, for the upgrade of Old Pub Lane Road, including swale and pedestrian footpath, generally in accordance with PDA Guideline No. 6 Street and Movement Network and the following approved drawing:</p> <p>i. Site and Drainage Layout Sheet, drawing No. 19097A-DA-C030 Rev. A prepared by Bornhorst + Ward and dated 13/09/19 (as amended in red dated 12 December 2019).</p> <p>b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>      |
| <b>6.</b> | <p><b>Stormwater Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed 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 following approved plans/documents:</p> <p>i. Site and Drainage Layout Sheet, drawing No. 19097A-DA-C030 Rev. A prepared by Bornhorst + Ward and dated 13/09/19 (as amended in red dated 12 December 2019).</p> <p>b) Construct the works in accordance with the certified plans submitted 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, of all stormwater management (quantity) works</p>                                                                                                   | <p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | constructed in accordance with this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                   |
| <b>7.</b> | <p><b>Compliance Assessment – Internal Water Reticulation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans, certified by a RPEQ for the internal water reticulation to service each lot.</p> <p>b) Construct the works generally in accordance with the endorsed plans submitted under part b) 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, of all water reticulation works constructed in accordance with this condition.</p> <p>d) Maintain internal water reticulation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> <p>d) At all times</p>             |
| <b>8.</b> | <p><b>Compliance Assessment – Internal Sewer Reticulation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and report, certified by a RPEQ, for the sewer reticulation required to connect the development to the Council’s reticulation sewer.</p> <p>The sewer reticulation design shall include the following components:</p> <ol style="list-style-type: none"> <li>i. Internal reticulation network connecting each lot</li> <li>ii. Private pump station</li> <li>iii. Private rising main to discharge into Council’s network</li> <li>iv. Any additional work to be undertaken to Council’s reticulation to provide an adequate discharging point for the rising main.</li> </ol> <p>b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ plans, asset register, pressure and CCTV results in accordance with Council current adopted standards, of all sewer reticulation works constructed in accordance with this condition.</p> <p>d) Maintain internal reticulation, private pump station and rising main</p> | <p>a) Prior to the commencement of works</p> <p>b) Prior to the survey plan endorsement</p> <p>c) Prior to the survey plan endorsement</p> <p>d) At all times</p> |

| Landscaping and Environment |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                             |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.                          | <p><b>Erosion and Sediment Management</b></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"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site.</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>                                                                                    |
| 10.                         | <p><b>Fauna Spotter</b></p> <p>a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented.</p> <p>b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.</p> <p>c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.</p>                                                                              | <p>a) Prior to commencement of vegetation clearing</p> <p>b) At all times during vegetation clearing</p> <p>c) Within 3 months of the completion of vegetation clearing</p> |
| 11.                         | <p><b>Vegetation Clearing</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a vegetation clearing plan prepared by a suitable qualified arborist (AQF Level 5) or ecologist.</p> <p>b) Undertake vegetation clearing generally in accordance with the plan submitted under part a) of this condition.</p> <p>c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).</p> <p>d) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that</p>                                                                                                                                                                                                  | <p>a) Prior to commencement of clearing</p> <p>b) At all times</p> <p>c) At all times</p> <p>d) Within 3 months of</p>                                                      |

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                  |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  | vegetation clearing has been carried out generally in accordance with part b) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | completion of clearing                                                                                                                                                                                                                           |
| <b>12.</b>                                       | <p><b>Vegetation Clearing Offsets</b></p> <p>a) Pay to the MEDQ a monetary contribution for the clearing of 1,602sqm of Medium Value Rehabilitation Habitat as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015 and the Old Pub Lane Commercial Precinct, Greenbank, Ecological Assessment Report Prepared by 28 South Environmental, dated 15 May 2019 (as approved through the Preliminary Approval DEV2019/1035); 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 May 2015:</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 May 2015.</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>Advice Note</b><br/>An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (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.</p> | <p>a) Prior to commencement of vegetation clearing</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> |
| <b>Surveying, land dedications and easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                  |
| <b>13.</b>                                       | <p><b>Easements over Infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to survey plan endorsement                                                                                                                                                                                                                 |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                               | Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |
| <b>14.</b>                    | <b>Access Easement</b><br><br>An access easement over Lot 2 to provide access to Lot 3 is to be created at the registration of the survey plan creating Lot 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | As indicated               |
| <b>15.</b>                    | <b>Services Easement</b><br><br>Services easement over Lots 2 and 3 to provide stormwater, water and sewer service to Lots 1 and 2 is to be created at the registration of the survey plan creating Lots 2 and 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | As indicated               |
| <b>Infrastructure Charges</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
| <b>16.</b>                    | <b>Infrastructure Contributions</b><br><br>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:<br><ul style="list-style-type: none"> <li>– where a plan of subdivision is submitted for endorsement on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</li> <li>– where a plan of subdivision is submitted for endorsement more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.</li> </ul> | In accordance with the IFF |

| <b>Material Change of Use – Child Care Centre (Lot 1)</b> |                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>No</b>                                                 | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>Timing</b>                                             |
| <b>General</b>                                            |                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |
| <b>17.</b>                                                | <b>Carry out the approved development – Child Care Centre</b><br><br>Carry out the approved development (child care centre) generally in accordance with the relevant conditions as set out below.                                                                                                                                                                                  | Prior to commencement of use and to be maintained         |
| <b>18.</b>                                                | <b>Certification of Operational Works</b><br><br>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> |
| <b>Engineering</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |
| <b>19.</b>                                                | <b>Construction Management Plan</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:<br><ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the</li> </ul> | a) Prior to commencement of site works                    |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                             |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|            | <p><i>Environmental Protection Act 1994</i>;</p> <ul style="list-style-type: none"> <li>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;</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul> <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>                                                                                  |
| <b>20.</b> | <p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment, staging, etc.;</li> <li>iv. ongoing monitoring, management review and certified updates (as required); and</li> <li>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).</li> </ul> <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</p> <p>b) At all times during construction</p>                                    |
| <b>21.</b> | <p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</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 certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|            | accordance with the certified plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                             |
| <b>22.</b> | <p><b>Filling and Excavation</b></p> <p>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>.”</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>be consistent with the Erosion and Sediment Control plans as required by condition 36 – Erosion and Sediment Management;</li> <li>provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and</li> <li>provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p> | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| <b>23.</b> | <p><b>Vehicle Access</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the vehicle crossover to Old Pub Lane generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards for a vehicle crossover.</p> <p>The certified design shall include the necessary measures to protect the trunk water mains within the road verge.</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 certification from an RPEQ that the crossover has been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>        |
| <b>24.</b> | <p><b>Car Parking</b></p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to commencement of use and to be</p>                                                                            |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                        |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|     | <ul style="list-style-type: none"> <li>i. Child care Centre- Ground Floor Plan, Prepared by Alto Architects and dated 6/6/19</li> <li>ii. All PWD spaces not associated are required to be available at all times to bona fide visitors to the approved development.</li> </ul> <p>b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                              | <p>maintained</p> <p>b) Prior to commencement of use</p>                                                               |
| 25. | <p><b>Water connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to commencement of use                                                                                           |
| 26. | <p><b>Sewer Connection</b></p> <p>Connect the development to the sewer reticulation network in accordance with Council's current adopted standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to commencement of use                                                                                           |
| 27. | <p><b>Stormwater Connection</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of use                                                                                           |
| 28. | <p><b>Stormwater Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plan of on-site stormwater management infrastructure certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved document:</p> <ul style="list-style-type: none"> <li>a. Site Based Stormwater Management Plant Rev B, Prepared by Bornhorst &amp; Ward and dated September 2019 (as amended in red dated 12 December 2019).</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| 29. | <p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to commencement of use and to be maintained                                                                      |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 30. | <p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) written evidence from confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</li> </ul> | Prior to commencement of works |
| 31. | <p><b>Telecommunications</b></p> <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 the proposed development.</p>                                                                                                                                                                                                                                  | Prior to commencement of use   |
| 32. | <p><b>Broadband</b></p> <p>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.</p>                                                    | Prior to commencement of use   |
| 33. | <p><b>Gas</b></p> <p>Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development where applicable.</p>                                                                                                                                                                                                                                                            | Prior to commencement of use   |
| 34. | <p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>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.</p>                                                                                             | Prior to commencement of use   |

| Landscaping and Environment |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| 35.                         | <p><b>Landscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>i. Landscape Concept Plan, Sheet 1, document no. 19.056, Issue B, dated 24/05/19 (as amended in red dated 12 December 2019)</li> <li>ii. Proposed Planting Schedule, Sheet 2, document no. 19.056, Issue B, dated 24/05/19.</li> </ul> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p>                                                                                                  | <p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use and to be maintained</p> |
| 36.                         | <p><b>Erosion and Sediment Management</b></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"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site in accordance</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p> | <p>a) Prior to commencement of roadworks and site works</p> <p>b) At all times during construction</p>        |
| 37.                         | <p><b>Refuse Collection</b></p> <p>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Prior to commencement of use</p>                                                                           |
| Infrastructure Charges      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                               |
| 38.                         | <p><b>Infrastructure Contributions</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>– where a building format plan is submitted for endorsement, or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</li> </ul>                                                                                                                                                                                                                                           | <p>In accordance with the IFF</p>                                                                             |

|  |                                                                                                                                                                                                                                                                   |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <ul style="list-style-type: none"> <li>– where a building format plan is submitted for endorsement, or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.</li> </ul> |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### **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 \*\***