



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

Our ref: DEV2019/1070

19 February 2020

The Minister for Economic Development Queensland
C/- RPS
Att: Ms Chiara Towler
PO BOX 1559
FORTITUDE VALLEY QLD 4006

Dear Chiara

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - CLEARING VEGETATION, FILLING AND EXCAVATION, PUBLIC LIGHTING AND ELECTRICAL WORKS, LANDSCAPING AND SIGNAGE AT 532 BEAMS ROAD. CARSELDINE DESCRIBED AS LOT 322 ON SP172124 AND UNALLOCATED STATE LAND (SECTION OF CABBAGE TREE CREEK)

On 19 February 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 .

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Louise McGrath on 07 3452 7196.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road Carseldine	
Lot on plan description	Lot number	Plan description
	322	SP172124
	Unallocated State Land (USL)	Section of Cabbage Tree Creek
PDA development application details		
DEV reference number	DEV2019/1070	
'Properly made' date	5 November 2019	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Operational Works – Clearing Vegetation and Filling and Excavation, Public Lighting and Electrical Works, Landscaping and Signage	

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	19 February 2020
Currency period	Two 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	Date
1.	General Locality, General Notes and Drawing Schedule, as amended in red	QTMP1903-CI-1001 Revision D	6/11/2019
2.	General Existing Features and Demolition Plan – Sheet 1	QTMP1903-CI-1004 Revision E	16/12/2019
3.	General Existing Features and Demolition Plan Sheet 2	QTMP1903-CI-1005 Revision D	16/12/2019
4.	Earthworks Erosion and Sediment Control Plan And Typical Details – Sheet 1	QTMP1903-CI-1020 Revision E	16/12/2019
5.	Earthworks Erosion and Sediment Control Plan and Typical Details – Sheet 2	QTMP1903-CI-1021 Revision D	16/12/2019
6.	Earthworks Cut Fill Plan – Sheet 1	QTMP1903-CI-1050 Revision E	16/12/2019
7.	Earthworks Cut Fill Plan – Sheet 2	QTMP1903-CI-1051 Revision D	16/12/2019
8.	Roadworks General Arrangement And Setout Plan – Sheet 1	QTMP1903-CI-1110 Rev E	16/12/2019
9.	Roadworks General Arrangement And Setout Plan – Sheet 2	QTMP1903-CI-1111 Revision D	16/12/2019
10.	Roadworks Longitudinal and Cross Section Plan – Sheet 1	QTMP1903-CI-1120 Revision C	11/11/2019
11.	Roadworks Cross Sections Plan – Sheet 2	QTMP1903-CI-1121 Revision B	11/11/2019
12.	Structural Bridge General Arrangement and Elevation	QTMP1903-CI-1701 Revision D	6/11/2019
13.	Pedestrian Bridge Construction Staging Plan – Sheet 1	QTMP1903-DK-0001 Revision B	16/12/2019

14.	Attachment 10 – Impact Plan, as amended in red	Drawing number 2019-057-PB010 Revision D	21 January 2020
15.	Ecological Assessment – Carseldine Urban Village Proposed Pedestrian Bridge, prepared by 28° South Environmental, as amended in red	-	21 January 2020

Plans and documents

The plans and documents referred to in the PDA development conditions are detailed in the table below.

Supporting Documentation	Number	Date
16. Ecological Assessment – Carseldine Urban Village Proposed Pedestrian Bridge, prepared by 28° South Environmental, as amended in red	-	21 January 2020
17. Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment Technical Memorandum, prepared by DesignFlow	-	11 October 2019
18. Carseldine Urban Village – Addendum to Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment, prepared by DesignFlow	-	19 December 2019

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.

- iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled Certification Procedures Manual, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
4. **Council** means Brisbane City Council.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **TPZ** means Tree Protection Zone
12. **USL** means Unallocated State Land
13. **MUTCD** means Manual of Uniform Traffic Devices.

PDA Development Conditions

General

1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	<p>Prior to commencement of public use of the bridge or pathways.</p>
2.	<p>Certification of Operational Works</p> <p>(a) All operational works to be undertaken in accordance with this PDA development approval are to comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual.</p> <p>Conditions that require compliance with the Certification Procedures Manual are as follows:</p> <ul style="list-style-type: none"> i. Condition 4 Construction Environmental Management Plan ii. Condition 5 Filling and Excavation; iii. Condition 6 Traffic Management Plan; iv. Condition 7 Stormwater and Flooding; v. Condition 8 Public Infrastructure (Damage, Repairs, Relocation); vi. Condition 9 Electricity vii. Condition 10 Building Over Services; viii. Condition 11 Acid Sulfate Soils; ix. Condition 12 Erosion and Sediment Management; x. Condition 13 Removal of Significant Vegetation; xi. Condition 14 Public Lighting; xii. Condition 15 Signage Plan; xiii. Condition 16 Scour Protection Works; xiv. Condition 17 Waterways Rehabilitation; and xv. Condition 18 Landscape Works (Parks and Open Space). <p>(b) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) As required by the <i>Certification Procedures Manual</i>, unless otherwise specified by a condition of this PDA development approval.</p> <p>b) As per post construction timing requirements outlined in the <i>Certification Procedures Manual</i>.</p>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, footpaths, scour protection, signage, lighting and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	<p>At all times.</p>

Engineering		
4.	<p>Construction Environmental Management Plan</p> <p>(a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Environmental Management Plan (CEMP), prepared by the principal site contractor and endorsed by a suitably qualified ecologist, that includes:</p> <ul style="list-style-type: none"> i. Preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to: <ul style="list-style-type: none"> A. Ensuring noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; B. Managing stormwater flows around and 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; C. Incorporating vegetation management measures, including protective fencing for fauna and clear identification of vegetation to be retained around the worksite and details of how construction related vehicles and equipment will not damage retained vegetation or its root zones; D. Details about materials stockpiling, including measures to ensure material remains in-situ and cannot enter the waterway or damage retained vegetation or its root zones; ii. Waterway management measures, including the location and duration of temporary waterway barriers (where relevant); iii. Environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tusked frog will be minimised; iv. Fauna management protocols including the involvement of an experienced fauna spotter catcher, and the timing of fauna spotter catcher involvement; v. Details of any relocation or removal of fauna from the construction area and protocols on how this will be achieved; vi. Site management provisions including (where relevant) but not limited to the following: <ul style="list-style-type: none"> A. Provision for pedestrian management including alternative pedestrian routes, past or around the site; B. Location of and impacts on any local authority's assets on or external to the site; C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials; E. Location of materials, structures, plant and equipment to be stored or placed on the construction site; F. Management of waste generated during the construction activities; G. How materials are to be loaded/unloaded and potential 	<p>a) Prior to commencement of site works.</p>

	<p>impacts on existing vegetation;</p> <p>H. Employee parking areas;</p> <p>I. Anticipated staging and programming;</p> <p>J. Allowable works times in accordance with those set by the <i>Queensland Environmental Protection Policy (Noise) 2008</i>. The CEMP is to include details of any construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work; and</p> <p>K. Be consistent with Condition 6 Traffic Management Plan, Condition 11 Acid Sulfate Soils, Condition 12 Erosion and Sediment Management, Condition 13 Removal of Significant Vegetation, Condition 18 Landscape Works, Condition 19 Disposal of Spoil and Removed Vegetation and Advice Note 3 Waterway Barrier Works.</p> <p>(b) Prior to submitting the CEMP under part a), the CEMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>(c) Undertake all works generally in accordance with the CEMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) Prior to commencement of site works.</p> <p>c) At all times during site works.</p>
<p>5. Filling and Excavation</p>	<p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved preliminary bulk earthworks plans.</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i. Include a RPEQ certified geotechnical soils assessment and slope stability assessment of the site; ii. Be consistent with Erosion and Sediment Control plans required under this PDA development approval; iii. Include the location and finished surface levels of any cut and/or fill; iv. Provide a dispersive area management plan certified by a RPEQ or CPESC where dispersive soils will be disturbed, including risk mapping, treatment and rehabilitation; v. Provide full details of any areas where surplus soils are to be stockpiled including the separation, storage and handling of topsoil and subsoils for reuse; vi. Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and vii. Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site earthworks.</p> <p>b) At all times during site works.</p>

	<p>c) Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified and experienced RPEQ that all earthworks have been carried out generally in 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>c) Prior to commencement of public use of the bridge or pathways.</p>
<p>6. Traffic Management Plan</p>	<p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ol style="list-style-type: none"> i. Provision for the management of traffic around and through the site during and outside of construction work hours; ii. Provision of parking for workers and materials delivery during and outside of construction hours of work; iii. Location of any temporary vehicle crossovers; iv. Risk identification, assessment and identification of mitigation measures; v. Ongoing monitoring, management review and certified updates (as required); and vi. Traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to 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 site works.</p>
<p>7. Stormwater and Flooding – Compliance Assessment</p>	<p>a) Submit to EDQ Development Assessment, DSDMIP the written agreement of DTMR accepting the worsening on the future bus corridor which is documented within the DesignFlow report “Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment” dated 11 October 2019 and subsequent Addendum “Carseldine Urban Village – Addendum to Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment, dated 19 December 2019.</p> <p>OR</p> <p>b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an amendment to the stormwater and flooding management plans (DesignFlow Oct/Dec 2019) certified by a RPEQ qualified and experienced in hydrology and hydraulics that includes the following:</p> <ol style="list-style-type: none"> i. Proposes mitigation works that would ensure ‘non worsening’ upon the future busway corridor; ii. Further detailed regional flood modelling for the Cabbage Tree Creek catchment to determine the flood mitigation works that would be required to ameliorate any increase in flood level within the future busway corridor produced by the proposed bridge works for events up to and including the 1% AEP event; 	<p>a) Within 6 months of commencement of public use of the bridge.</p> <p>b) i)-iii) Within 6 months of commencement of public use of the bridge.</p>

	<p>and</p> <p>iii. Provide RPEQ certified design documentation for the required works in order that they can be constructed in the event of the busway proceeding to construction.</p> <p>AND</p> <p>c) Undertake the flood mitigation works generally in accordance with the compliance endorsed documentation, as required in part b) i)-iii) of this condition.</p> <p>AND</p> <p>d) Submit to EDQ Development Assessment, DSDMIP, as-constructed drawings and supporting documentation certified by a RPEQ demonstrating that the works have been constructed in accordance with part b) i)-iii) of this condition.</p>	<p>c) Prior to the construction of the busway.</p> <p>d) Within 20bd of completion of the works.</p>
8.	<p>Public Infrastructure – Damage, Repairs and Relocation</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>	As required.
9.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDMIP, evidence of an appropriate interim and long-term power source for the lighting to be installed along the pathway.</p>	Prior to commencement of public use of the bridge or pathways.
10	<p>Building Over Services</p> <p>a) Take due regard of all existing services when undertaking works associated with this PDA development approval.</p> <p>b) If required, obtain the Queensland Development Code MP1.4 Building Over or Near Infrastructure (QDC MP1.4) approval from the relevant asset owner. If required, alter any services or perform protection works when the relevant authority determines that works associated with this development has an impact upon any existing services.</p>	<p>a) At all times.</p> <p>b) As required.</p>
Landscape and Environment		
11	<p>Acid Sulfate Soils</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils risk assessment prepared by a suitably qualified professional. This assessment is to be based upon insitu soil testing or suitable historic testing in proximity to the site. Should the testing identify potential or actual Acid Sulfate Soils or acidic soils on site, prepare an Acid Sulfate Soils Management Plan in accordance with part b) of this condition.</p>	a) Prior to commencement of site works.

	<p>b) Submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> certified by a suitably qualified professional. This ASSMP may be consolidated with the CEMP prepared in accordance with Condition 4.</p> <p>c) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part b) of this condition and provide verification testing results.</p>	<p>b) Prior to commencement of site works.</p> <p>c) Prior to commencement of public use of the bridge or pathways.</p>
<p>12</p>	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). <p>b) The ESCP is required to be undertaken so as to:</p> <ul style="list-style-type: none"> i. Limit clearing to only the area necessary to undertake construction works and as approved in the plan referenced in Condition 13 Removal of Significant Vegetation. Any removal of Significant Vegetation outside the limits of this plan is not permitted; ii. Minimise the extent and duration of soil and sediment disturbance; iii. Minimise the use of machinery in the waterway and minimise use of machinery to be no greater than the capacity required for the purpose; iv. Minimise disturbance to the instream bed and banks (e.g. use of geofabric as a work base, or construction of a platform above the substrate); v. Ensure vegetation near waterways is cut no lower than ground level and leaves the root in the ground to aid in soil stabilisation; vi. Only remove the roots of native vegetation where absolutely necessary and only where identified in Condition 13 Removal of Significant Vegetation; vii. Control water movement through the site; viii. Ensure compliance with Accepted Development Requirements for any Waterway Barriers; ix. Undertake clearing immediately before construction works only; x. Ensure no areas of bare soil unless being actively worked; xi. Use and maintain sediment barriers such as sediment fences, mulch berms, sediment socks and temporary silt screens and ensure these barriers are functional for the duration of the works; xii. Ensure any stockpiles are not in overland flow paths or located 	<p>a) Prior to commencement of site works.</p> <p>b) At all times during site works.</p>

	<p>in close proximity to the waterway;</p> <p>xiii. Use bunds or other measures to minimise runoff during construction; and</p> <p>xiv. Revegetate disturbed areas as soon as practicable in accordance with Condition 17 Waterways Rehabilitation and Condition 18 Landscape Works (Parks and Open Space).</p> <p>c) Maintain appropriate records and evidence of compliance with the certified ESCP submitted under part a) of this condition.</p>	<p>c) At all times during construction.</p>
<p>13</p>	<p>Removal of Significant Vegetation</p> <p>a) Removal of Significant Vegetation permitted under this PDA development approval is limited to the area as identified on the approved plan titled 'Attachment 10 – Impact Plan', prepared by 28°S Environmental, drawing number 2019-057-PB010 Revision D and dated 21 January 2020, as amended in red.</p> <p>b) Any person(s) engaged or employed to carry out the clearing of Significant Vegetation under this PDA development approval must be made aware of the full extent of clearing permitted by this PDA development approval.</p> <p>c) Provide to EDQ Development Assessment, DSDMIP written notice of the date that Significant Vegetation removal works are completed under this PDA development approval.</p> <p>The written notice is to:</p> <p>i. Be emailed to the following email address: pdadevelopmentassessment@dsdmip.qld.gov.au</p> <p>ii. Include the PDA development approval reference number - DEV2019/1070;</p> <p>iii. Include the condition number under which this notice is required;</p> <p>iv. Include a report, prepared by a suitably qualified ecologist, documenting the completed significant vegetation removal, including:</p> <p>A. Photos taken before, during and after the works, taken at the same monitoring sites;</p> <p>B. An evaluation of the extent of vegetation clearing with regard to the area approved on the approved Attachment 10 – Impact Plan as amended in red; and</p> <p>C. An evaluation of the impacts of the significant vegetation removal on any of the significant flora and fauna species impacted by the removal, with particular emphasis on the species listed in, but not limited to, the Ecological Assessment – Carseldine Urban Village Proposed Pedestrian Bridge, prepared by 28° South Environmental, dated 21 January 2020 as amended in red.</p> <p>v. Include an arborist report, prepared by a suitably qualified arborist, documenting:</p> <p>A. Where trees are retained within the area nominated as approved for significant vegetation clearing—the location of the tree protection zone (TPZ), habitat features of the vegetation; and where works are proposed within the TPZ, demonstrate that the proposal will not adversely affect the</p>	<p>a) At all times.</p> <p>b) At all times.</p> <p>c) Within 20 business days of completion of removal of significant vegetation.</p>

	<p>long-term health of the trees;</p> <p>B. For trees with a TPZ that extends into any areas disturbed by this development—the location of the TPZ, habitat features of the vegetation, and demonstrate that the long-term health of the trees is not adversely impacted by the development; and</p> <p>C. Details of any ongoing vegetation management measures required to ensure safety of pathway users.</p>	
<p>14 Public Lighting</p>	<p>a) Submit to EDQ Development Assessment, DSDMIP a lighting plan certified by a RPEQ that identifies the size, location, purpose and luminaire details of all lighting for the development, generally in accordance with the following plans, documents, Australian Standards and <i>Electrical Safety Act 2002</i>:</p> <p>i. AS1158 Series – Lighting for roads and public spaces and Technical Specifications and AS4282 Control of the obtrusive effects of outdoor lighting;</p> <p>ii. In accordance with the relevant <i>Electrical Safety Act 2002</i> requirements and AS3000 Wiring rules;</p> <p>iii. Include an assessment report that demonstrates that wildlife sensitive lighting is integrated into the lighting plan to reduce or eliminate the impact of public lighting on fauna in the development footprint, and incorporate the recommendations of the Ecological Assessment Report, prepared by 28°South Environmental and dated 21 January 2020 as amended in red, including but not limited to:</p> <p>a. Incorporation of sensitive lighting solutions to reduce light spillage into bushland areas, whilst ensuring adequate CPTED design;</p> <p>b. Incorporation of low emission and filtered LED lighting with directional shields; and</p> <p>b) All services for the lighting of the pathway and bridge are to be co-located within the shared pathway footprint.</p> <p>c) Undertake the works generally in accordance with the plans and documents submitted under part a) of this condition.</p>	<p>a) Prior to the installation of the public lighting.</p> <p>b) At all times.</p> <p>c) Prior to commencement of public use of the bridge or pathways.</p>
<p>15 Signage Plan</p>	<p>a) Submit to EDQ Development Assessment, DSDMIP, a signage plan that identifies the size, location and purpose of all signage for the development, generally in accordance with the following plans and documents:</p> <p>i. <i>Brisbane City Council Advertisements Local Law 2013 and Advertisements Subordinate Local Law 2005</i>; and</p> <p>ii. <i>AS2890 – 2004 Parking Facilities</i>.</p> <p>The signage plan is to include:</p> <p>A. Wayfinding signage identifying the direction and distance of key destinations, including, but not limited to the following:</p>	<p>a) Prior to commencement of public use of the bridge or pathways.</p>

	<ol style="list-style-type: none"> 1. Aspley State School; 2. Carseldine Urban Village; 3. Cabbage Tree Creek bridge. <p>B. Public education signage, including:</p> <ol style="list-style-type: none"> 1. Identifying the environmental and ecological function of Cabbage Tree Creek; 2. Discouraging littering or dumping of waste; 3. Identifying the impact litter has on aquatic areas; and <p>C. Flood risk signage prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and a supporting flood hazard risk assessment that informs the signage, prepared by a suitably qualified RPEQ engineer.</p> <p>b) Install the signage generally in accordance with the plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of public use of the bridge or pathways.</p>
<p>16 Scour Protection Works</p>	<p>a) Submit to EDQ Development Assessment, DSDMIP a detailed scour protection assessment and works plan certified by a suitably qualified RPEQ experienced in the specification of scour protection measures. These works are required to be designed and undertaken such that the works address the following:</p> <ol style="list-style-type: none"> i. Proposed works are integrated with works required in accordance with the Waterways Rehabilitation Plan required in Condition 17; ii. Assess the potential scour depths and subsequent long-term adequacy of the extent of rock protection when subject to major flood events and avoiding the requirement for maintenance of an excessive amount or frequency; and iii. Demonstrate the adequacy of the depth of the proposed cut-off walls. <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 any earthworks within or affecting the waterway.</p> <p>b) At all times</p>
<p>17 Waterways Rehabilitation</p>	<p>a) Submit to EDQ Development Assessment, a Waterways Rehabilitation Plan including drawings and an ongoing monitoring and maintenance strategy for Cabbage Tree Creek, prepared by a suitably qualified ecologist and advised by an RPEQ qualified waterway engineer.</p> <p>The extent of the rehabilitation is to be determined on the basis of the following:</p> <ol style="list-style-type: none"> i. The extent required due to disturbance resulting from the development, with the rehabilitation plan directly referencing the scour protection works identified in Condition 16 Scour Protection Works; and ii. The extent of impacts to the waterway and vegetation occurring (upstream/downstream) as a result of the works, i.e. increased risk of erosion/scour or bank instability. 	<p>a) and b) Prior to commencement of waterway rehabilitation works.</p>

	<p>b) The Waterways Rehabilitation Plan is to generally document the following:</p> <ul style="list-style-type: none"> i. Existing contours or site levels, services and features; ii. Proposed finished levels, including sections across and through the waterway at critical points; iii. A program for removal of any significant plant infestations, particularly the Singapore Daisy; iv. Any specific vegetation management requirements to ensure retention/protection of vegetation; v. Details and locations of any proposed structures, including: bridges and artificial bank stabilisation (e.g. jute netting, coir logs, gabions and scour protection works); vi. Trees and plants to be planted, including species, size and location generally in accordance with the relevant pre-clearing Regional Ecosystem; and vii. A documented regime for ongoing monitoring of the waterway, including a regime for identifying erosion or damage to the bed or banks of the Cabbage Tree Creek and measures to rectify ongoing impacts. <p>c) Construct the works generally in accordance with the plans submitted under part a) of this condition.</p> <p>d) Provide verification to EDQ Development Assessment, DSDMIP from a suitably qualified environmental professional that the works have been inspected and constructed generally in accordance with the plans submitted under part a) of this condition.</p>	<p>c) Prior to commencement of public use of the bridge.</p> <p>d) Within 20 business days of completion of the waterways rehabilitation works.</p>
<p>18</p>	<p>Landscape Works (Parks and Open Space)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans prepared by a suitably qualified landscape architect, and supporting documents including a report prepared by a suitably qualified ecologist reviewing and endorsing the proposed landscaping works. The plans are to include a schedule of any proposed Contributed Assets (standard and non-standard assets) to be transferred to Council, certified by an AILA registered Landscape Architect, for any landscaping works required as a result of the development or as required for any vegetation offset plantings, generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i>.</p> <p>The detailed landscape plans are to generally document and make reference to the following, where applicable:</p> <ul style="list-style-type: none"> i. The offset planting required to be undertaken in accordance with the Ecological Assessment – Carseldine Urban Village Proposed Pedestrian Bridge, prepared by 28° South Environmental, as amended in red; ii. The offset planting details are to refer to any updated square metre value and updated offset requirement for the impact to significant vegetation; 	<p>a) Prior to commencement of the landscaping works.</p>

	<ul style="list-style-type: none"> iii. The provision of glider poles, rope bridges and fauna nest boxes (and the like) and their locations, design and timing for installation, with reference to the specific development interference that has required mitigation, e.g. area where there is loss of interlocking canopy or removal of vegetation with identified hollow or denning opportunities; iv. Existing contours or site levels, services and features; v. Proposed finished levels, including sections across and through the open space at critical points; vi. Location of any proposed drainage and stormwater works within open space, including cross-sections and descriptions; vii. Locations of electricity and water connections; viii. Location and details of footpaths, vehicle barriers/bollards/landscaping treatments along footpaths and details of any measures to prevent unauthorised vehicular access; ix. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment (if proposed); and x. Trees and plants, including species, size and location for planting, generally in accordance with Council's adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the plans and reports approved under part a) of this condition.</p> <p>c) Provide verification to EDQ Development Assessment, DSDMIP from a suitably qualified environmental professional that the works have been inspected and constructed generally in accordance with the plans and reports approved under part a) of this condition.</p>	<p>b) Prior to commencement of public use of the bridge.</p> <p>c) Within 20 business days of completion of the landscape works.</p>
<p>19 Disposal of Spoil and Removed Vegetation</p>	<p>Any spoil created, or vegetation removed, as a result of this PDA development approval is:</p> <ul style="list-style-type: none"> i. Not to be disposed of within waterways; ii. To be managed to prevent acid soil development; and iii. Cleared vegetation shall be disposed of through an on or off-site wood chipper and disposed of as firewood or landscape mulch. 	<p>At all times.</p>
<p>Surveying, land dedication and easements</p>		
<p>20 Easements over Infrastructure</p>	<p>Where required, public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>At all times.</p>

Advice Notes	
General	
1.	<p>Other Approvals</p> <p>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. For clarity, please note that this PDA development approval does not grant approval for development or works assessable under legislation other than the <i>Economic Development Act 2012</i>. This includes any approvals that may be required to enact the development under the <i>Planning Act 2016</i>, the <i>Nature Conservation Act 1992</i>, or the <i>Environmental Protection and Biodiversity Conversation Act 1999</i>.</p>
2.	<p>Aboriginal Cultural Heritage</p> <p>Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the <i>Aboriginal and Cultural Heritage Act 2003</i> requires all activities to cease. Should this occur, please contact DATSIP for further information.</p>
3.	<p>Waterway Barrier Works</p> <p>This PDA development approval may require temporary waterway barrier works but does not approve any waterway barrier works that are assessable development under the <i>Planning Act 2016</i>. Waterway barrier works that do not fall within the parameters of accepted development for Waterway Barrier Works may require separate approval under the <i>Planning Act 2016</i>. Temporary Waterway Barrier Works may be able to comply with the fisheries Queensland's '<i>Accepted development requirements for operational work that is constructing or raising temporary waterway barrier works</i>'. Ensure compliance with sections 4 and 7 of the document, including notification. Particular consideration should be given to these requirements when the detailed scour protection works plan as required for Condition 16 is being prepared.</p>
4.	<p>Significant Vegetation Clearing</p> <p>No Significant Vegetation* clearing is approved outside of the approved Attachment 10 – Impact Plan as amended in red and referenced in Condition 13 – Removal of Significant Vegetation. Should any further Significant Vegetation clearing be deemed to be required as a result of this development, a change to approval application may need to be submitted to EDQ, seeking to amend this PDA development approval.</p> <p>*Significant Vegetation has the meaning given to it in the Schedule 2 definitions of the Fitzgibbon Development Scheme.</p>

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****