



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

Our ref: DEV2019/1074

26 March 2020

The Minister for Economic Development Queensland
C/- RPS Australia East Pty Ltd
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 A MATERIAL CHANGE OF USE FOR HOUSE; HOME BASED BUSINESS; AND USES WHERE ANCILLARY TO A HOUSE ON LOTS 1002-1007, 1029-1038: OFFICE, FOOD PREMISES AND SHOP); AND RECONFIGURING A LOT WITH A PLAN OF DEVELOPMENT (1 LOT INTO 53 RESIDENTIAL TERRACE LOTS, 1 AGED CARE / RETIREMENT LOT, NEW ROAD AND 1 BALANCE LOT IN THREE PARTS) AT 532 BEAMS ROAD, CARSELDINE DESCRIBED AS LOT 322 ON SP172124

On 26 March 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 Leila Torrens on 3452 7466.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon PDA	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Lot 322	SP172124

PDA development application details	
DEV reference number	DEV2019/1074
'Properly made' date	18 October 2019
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval
Description of proposal applied for	<ol style="list-style-type: none"> 1. Development permit for Material change of use for: <ul style="list-style-type: none"> • House (on all residential terrace Lots 1002-1054); • Home based business (optional on all residential terrace Lots 1002-1054); • Optional uses where ancillary to a House on residential terrace Lots 1002-1007 and 1029-1038: Office, Food premises and Shop; 2. Development permit for Reconfiguring a lot 1 lot into: <ul style="list-style-type: none"> • 53 residential terrace lots; • 1 aged care / retirement lot (use subject to future separate development approval); • New road; and • 1 balance lot in 3 parts. • Plan of Development

PDA development approval details

Decision of the MEDQ	<i>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.</i>
Decision date	26 March 2020
Currency period	<i>For Reconfiguring a lot — 4 years For Material change of use — 10 years for the uses specified in the PoD</i>

Plans and documents – Approved

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.	Plan of Subdivision Stage 1 – Sheet 1 Overall, prepared by RPS	128180-46I Sheet 1	06/03/2020, as amended in red
2.	Plan of Subdivision Stage 1 – Sheet 2 Stage 1 East, prepared by RPS	128180-46I Sheet 2	06/03/2020, as amended in red
3.	Plan of Subdivision Stage 1 – Sheet 3 Residential, prepared by RPS	128180-46I Sheet 3	06/03/2020, as amended in red
4.	Plan of Subdivision Stage 1 – Sheet 4 Master Lot, prepared by RPS	128180-46I Sheet 4	06/03/2020, as amended in red
5.	Stage 1 – Plan of Development Residential Lots, prepared by RPS	128180-47H	06/03/2020
6.	Car Parking Analysis Plan – Stage 1, prepared by RPS	128180-48E	06/03/2020, as amended in red
7.	Plan of Subdivision – Beams Road Interface Snapshot, prepared by RPS	128180-71 Rev.A	26/02/2020
8.	Carseldine Urban Village Stage 1 Landscape Concept Plans, prepared by Urbis	Rev. J	09/10/2019
9.	Stage 1 – Laneways – General Layout, prepared by Urbis	ND1901-01 Rev.B	06/02/2020
10.	Stage 1 – Laneways – Typical Section A, prepared by Urbis	ND1901-02 Rev.B	06/02/2020
11.	Bulk Earthworks, Stage 1, prepared by Calibre	15-003002 – 920 Rev. A	07/08/2019
12.	Water and Sewer, Stage 1, prepared by Calibre	15-003002 – 911 Rev. 1	07/08/2019
13.	Road Functional Layout Plan – Sheet 1 of 2, prepared by Calibre	15-003002.01 – RF1 Rev. 1	19/12/2019
14.	Road Functional Layout Plan – Sheet 2 of 2, prepared by Calibre	15-003002.01 – RF2 Rev. 1	19/12/2019
15.	Electrical Street Lights and Turn Paths – Sheet 1 of 2	15-003002.01 SK-1350 Rev. 1	18/03/2020

16.	Electrical Street Lights and Turn Paths – Sheet 2 of 2	15-003002.01 SK-13511350 Rev. 1	18/03/2020
17.	Updated Stormwater Management Plan, prepared by DesignFlow	S:\Projects\4306	10/10/2019
18.	Technical Memorandum – Local flood assessment to support Stage 1 development, prepared by DesignFlow	n/a	10/10/2019
19.	Technical Memorandum – Addendum to Local flood assessment to support Stage 1 development, prepared by DesignFlow	n/a	24/02/2020
20.	Acoustic Assessment Report, prepared by TTM	17BRA0109 R02_0 – Stage 1	29/07/2019
21.	Ecology and Bushfire Technical Note, prepared by 28° Environmental	n/a	02/08/2019, as amended in red
22.	Addendum to radiant heat exposure modelling letter, prepared by Land and Environment Consultants	n/a	16/02/2020

Plans and documents – Other

The following plans and documents are referred to in the PDA development conditions but are not approved plans and documents.

Other plans and documents		Number	Date
1.	Zillmere Road and Dorville Road Intersection Upgrade, prepared by Calibre	19-000211.01 RF01 Rev.2	20/03/2020
2.	Intersection 005 – Beams Road / Balcara Avenue [and new Village Main Street], prepared by Cardno	CEB06857 – SK04 Rev. E	06/08/2019
3.	Intersection 029 – Beams Road / CUV Access [left in / left out], prepared by Cardno	CEB06857 – SK10 Rev. A	25/01/2017

PREAMBLE

The information contained in this preamble is provided as advice only. It does not form part of the PDA development conditions. It is provided for the purpose of interpreting this PDA development approval, including the PDA development conditions.

1. STANDARD ADVICE

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 the proposal, it is recommended that you seek professional advice.

2. WORKS EXTERNAL TO THE PDA

If a condition of this PDA development approval requires works external to the PDA that development may be subject to the *Planning Act 2016* and may require approval under the *Planning Act 2016*. This position may be affected if the works constitute PDA-associated development as defined in the *Economic Development Act 2012*:

A. Definition of PDA-associated development

“PDA-associated development, for a priority development area, means development that is—

- a) declared to be PDA-associated development for the area under section 40C(1); or*
- b) identified as PDA-associated development for the area in the relevant development instrument for the area.”*

(see schedule 1 of the Economic Development Act 2012)

B. Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt development under the *Planning Act 2016*; then
- iii. there are two options to obtain approval to undertake work outside the PDA:
 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 2. **Development Approval** under the *Planning Act 2016* through the relevant local government authority or planning body.

3. 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 is to:
 - 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. **Broadband Works** means the carrying out of any operational works related to the provision of broadband infrastructure;
 - b. **Electrical Works** means the carrying out of any operational works related to the provision of electrical infrastructure;
 - c. **External Authority** means a public-sector entity external to the MEDQ;
 - d. **Parkland** means carrying out operational works related to the provision of parkland infrastructure;
 - e. **Retaining Wall Works** means the carrying out of any operational or building works related to the construction of a retaining wall greater than 1 vertical metre in height;
 - f. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - g. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - h. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - i. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure;
 - j. **Telecommunication Works** means the carrying out of any operational works related to the provision of telecommunication infrastructure; and
 - k. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DES** means the Department of Environment and Science.
6. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
7. **EDQ** means Economic Development Queensland.

8. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning, dated 01 July 2019.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **PoD** means Plan of Development.
12. **RPEQ** means Registered Professional Engineer of Queensland.
13. **QUU** means Queensland Urban Utilities.

PDA Development Conditions

No	Condition	Timing
RECONFIGURING A LOT		
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>	Prior to survey plan endorsement
2.	<p>Certification of Operational Works</p> <p>All operational works 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> <p>Conditions that require compliance with the <i>Certification Procedures Manual</i> are as follows:</p> <ol style="list-style-type: none"> i. Condition 7. Construction Management Plan; ii. Condition 8. Traffic Management Plan; iii. Condition 10. Out of Hours – <i>Compliance Assessment</i>; iv. Condition 11. Retaining Walls; v. Condition 12. Filling and Excavation; vi. Condition 13. Roads – Internal; vii. Condition 14. Roads – External; viii. Condition 15. Redundant driveway crossover – Beams Road; ix. Condition 16. Vehicle Access – Temporary Driveway; x. Condition 17. Water – Internal; xi. Condition 18. Sewer – Internal; xii. Condition 19. Stormwater Connection; xiii. Condition 20. Stormwater Management (Quality); xiv. Condition 21. Stormwater Management (Quantity); xv. Condition 22. Stormwater and Flooding – <i>Compliance Assessment</i>; xvi. Condition 23. Street Lighting; xvii. Condition 24. Electricity; xviii. Condition 25. Telecommunications; xix. Condition 26. Broadband; xx. Condition 27. Public Infrastructure – Damage, Repairs and Relocation; xxi. Condition 28. Streetscape Works; xxii. Condition 29. Fauna Flora Management Plan – <i>Compliance Assessment</i>; xxiii. Condition 30. Acid Sulfate Soils; xxiv. Condition 31. Erosion and Sediment Management; and xxv. Condition 32. Acoustic Barrier – 	As required by the <i>Certification Procedures Manual</i>

No	Condition	Timing
<i>Compliance Assessment.</i>		
3.	<p>Street Naming</p> <p>Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.</p>	Prior to survey plan endorsement
4.	<p>Entry Walls or Features</p> <p>The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.</p>	As indicated
5.	<p>DTMR Beams Road Investigation Area</p> <p>Services and development works are to be located outside the DTMR Beams Road Investigation area, as nominated on the approved drawing <i>Plan of Subdivision – Beams Road Interface Snapshot</i>, drawing reference 128180 – 71A, prepared by RPS, dated 26/02/2020.</p> <p>Where services and development works are to be unavoidably located or undertaken within the DTMR Beams Road Investigation Area, submit to EDQ Development Assessment, DSDMIP detailed drawings prepared by an RPEQ documenting the infrastructure/services or works and a letter of support from DTMR.</p>	Prior to survey plan endorsement
Engineering		
6.	<p>Construction Management Plan</p> <p>(a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Management Plan (CMP), prepared by the principal site contractor and endorsed by a suitably qualified ecologist, that includes:</p> <p>i. Preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to:</p> <p>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>;</p> <p>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</p>	a) Prior to commencement of site works

No	Condition	Timing
	<p>any ponding and causing any actionable nuisance to upstream or downstream properties;</p> <ul style="list-style-type: none"> 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; <ul style="list-style-type: none"> ii. Waterway management measures, including the location and duration of temporary waterway barriers (where relevant, such as stormwater outfalls); iii. Environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tusked frog will be minimized (were relevant); 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. A complaints procedure, including escalation, to be established and maintained through the course of development; vii. 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, 	

No	Condition	Timing
	<p>plant and equipment to be stored or placed on the construction site;</p> <p>F. Management of waste generated during the construction activities;</p> <p>G. How materials are to be loaded/unloaded and potential 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 CMP 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 8 Traffic Management Plan, Condition 24 Acid Sulfate Soils.</p> <p>(b) Prior to submitting the CMP under part a), the CMP 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 CMP 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 construction</p>
7.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul 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; iii. risk identification, assessment and 	<p>a) Prior to commencement of site works</p>

No	Condition	Timing
	<p>identification of mitigation measures;</p> <p>iv. ongoing monitoring, management review and certified updates (as required); and</p> <p>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</p> <p>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>b) At all times during construction</p>
8.	<p>Construction Hours</p> <p>Unless otherwise agreed to in writing by EDQ Development Assessment, DSDMIP, construction hours for works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p>	<p>As indicated</p>
9.	<p>Out of Hours – Compliance Assessment</p> <p>a) Where works are proposed outside of the normal construction hours specified in condition 9 of this PDA Development Approval, submit to EDQ Development Assessment. DSDMIP for compliance assessment an application for out of hours works. Applications must be in writing on the EDQ 'Application for out of hours approval' form and must be accompanied by the following information:</p> <p>i. Reason for the request;</p> <p>ii. Site plan(s);</p> <p>iii. Reasons that the proposed works can not reasonably or safely be undertaken within the normal construction hours;</p> <p>iv. Potential adverse impacts and proposed mitigation strategies / measures;</p> <p>v. A community engagement strategy; and</p> <p>vi. All permits relating to other authorities (Council, DTMR or Queensland Police Service) for the proposed works.</p> <p>b) Undertake all out of hours works in accordance with the endorsement obtained under part a) of this condition.</p>	<p>a) No less than 10 business days prior to the proposed works</p> <p>b) As indicated</p>
10.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater</p>	<p>a) Prior to commencement of retaining wall works</p>

No	Condition	Timing
	<p>in height.</p> <p>Retaining walls are to be generally in accordance with the relevant Australian Standard and the <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>b) Construct the works 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 an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
11.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by an RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments”</i> and the <i>Bulk Earthworks</i> drawing number 15-003002 – 920 Revision A, prepared by Calibre, dated 07/08/2019.</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; be consistent with the erosion and sediment control plan as required by condition 35. Erosion and Sediment Management; ii. Provide a dispersive area management plan certified by a RPEQ or CPESC where dispersive soils will be disturbed, including risk mapping, treatment and rehabilitation; iii. 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. iv. Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and v. Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. 	<p>a) Prior to commencement of site works</p>

No	Condition	Timing
	<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 an 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>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
12.	<p>Vehicle Access – Residential Lots</p> <p>a) Construct vehicle crossovers to all residential lots generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards for a single dwelling driveway (Brisbane City Council standard drawing BSD-2022).</p> <p>b) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ written evidence Demonstrating that the crossovers have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to survey plan endorsement and to be maintained</p> <p>b) Prior to survey plan endorsement</p>
13.	<p>Roads – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by an RPEQ for internal roads, including parking bays, traffic devices, bikeway and pedestrian footpaths, generally in accordance with:</p> <ol style="list-style-type: none"> i. the approved <i>Plan of Subdivision Stage 1 – Overall</i>, drawing reference 128180 – 46I, prepared by RPS, dated 06/03/2020; ii. the approved <i>Road Functional Layouts</i>, drawing references 15-003002.01 – RF1, Revision 1; and 15-003002.01 – RF2, Revision 1, prepared by Calibre, dated 19/12/2019; iii. Design amendments as required per Condition 15 Cycle Path crossings and iv. relevant Council standards <p>b) Construct the works generally in accordance with the 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 an RPEQ, in a format acceptable to Council of all road</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

No	Condition	Timing
	works constructed in accordance with this condition.	
14.	<p>Cycle Path Crossings</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design for locations where cycle paths are crossed by either roads or footpaths. Cycle path crossings must be certified by an RPEQ in accordance with DTMR Selection & Design of Cycle Tracks Guideline, Oct 2019 (replaces Technical Note TN128 Selection and Design of Cycle Tracks) and relevant Austroads Guides and Australian Standards</p> <p>Designs are required to specifically address the following</p> <ul style="list-style-type: none"> • Clear designation of give way priority (cyclist / pedestrian) • Appropriate signage, line marking and surface treatments • Sufficient vertical grade change on any raised crossing platform • Appropriate horizontal geometry to minimise vehicle turning speeds and maximise sight distances <p>b) Construct cycle path crossings in accordance with part a) of this condition</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ and written evidence that all cycle path crossings have been constructed to a safe standard.</p>	<p>a) Prior to commencing cycle path crossings works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
15.	<p>Roads – External</p> <p>a) Undertake external intersection upgrade works to the following three intersections, located externally to the subject site:</p> <ol style="list-style-type: none"> i) Beams Road, Balcara Avenue and the new Village Main Street; ii) Beams Road and the new Access Place (No Parking) – 16.75m (located in proximity to the existing Government Office Precinct); and iii) Dorville Road and Zillmere Road. <p>Works are to be completed generally in accordance with drawings 'Beams Road External Intersection Layout', drawing number 19-000211 SK01 Rev. 1, prepared by Calibre, dated 20/05/2019; and</p>	<p>a) Prior to survey plan endorsement</p>

No	Condition	Timing
	<p>'Intersection 001 – Dorville Road / Zillmere Road', drawing number CEB06857 – SK01 Rev. B, prepared by Cardno, dated 27/11/2018.</p> <p>Note - Only the works within the PDA boundary are approved by EDQ and separate approval by Council for external works is required.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP written evidence from an RPEQ certifying that the external intersection works have been constructed in accordance with Part a) and the relevant Council development approval(s).</p>	<p>b) Prior to survey plan endorsement</p>
<p>16.</p>	<p>Redundant driveway crossover – Beams Road</p> <p>a) Install temporary barrier(s) across the existing driveway on Beams Road (in the vicinity of Balcara Avenue) to prevent vehicular access, until such time as this portion of the site is redeveloped (subject to separate PDA development approval).</p> <p>b) Submit to EDQ Development Assessment, DSDMIP written confirmation that the temporary barrier(s) has been installed.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
<p>17.</p>	<p>Vehicle Access – Temporary Driveway</p> <p>a) Provide a temporary driveway connecting the Access Place (19.0m) stub road off the Village Main Street to the Modified Access Place (16.75m) off Beams Road. Where new works are to be undertaken to provide a complete driveway connection, these are to be to an acceptable temporary standard, being a new 6.0m wide temporary asphalt access road of chip seal surfacing, to provide for safe movement of vehicles.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ written evidence that this temporary driveway has been constructed to a safe standard.</p>	<p>a) Prior to survey plan endorsement and to be maintained until a new road is constructed to provide this connection (subject to a separate PDA development approval)</p> <p>b) Prior to survey plan endorsement</p>

<p>18.</p>	<p>Common Services Trench</p> <p>a) Submit to EDQ Development Assessment, DSDMIP services layout plans certified by an RPEQ to demonstrate that the common services trench can be appropriately accommodated within the development layout in accordance with the relevant standards and authority policies.</p> <p>b) Where compliance with part a) of this condition cannot be achieved, provide lot boundary corner three chord truncations if required.</p>	<p>a) Prior to the commencement of services infrastructure works</p> <p>b) Prior to survey plan endorsement</p>
<p>19.</p>	<p>Water – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, endorsed by Queensland Urban Utilities</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards, of all water reticulation works constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of water works or works within a common services trench.</p> <p>b) Prior to commencement of water works or works within a common services trench</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p>20.</p>	<p>Sewer – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with the QUU endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the RPEQ certified plans submitted under part b) of this condition.</p>	<p>a) Prior to the commencement of sewer works or works within a common services trench</p> <p>b) Prior to commencement of sewer works or works within a common services trench</p> <p>c) c)Prior to survey plan endorsement</p>

	<p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.</p>	<p>d) Prior to survey plan endorsement</p>
21.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by an RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents:</p> <ul style="list-style-type: none"> i. Technical Memorandum – Local flood assessment to support Stage 1 development, prepared by DesignFlow, dated 10/10/2019; and ii. Updated Stormwater Management Plan, prepared by DesignFlow, dated 10/10/2019. <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Provide evidence from an RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
22.	<p>Compliance Assessment - Stormwater Management (Quantity)</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> <ul style="list-style-type: none"> i. <i>Technical Memorandum – Addendum to Local flood assessment to support Stage 1 development</i>, prepared by DesignFlow, dated 24/02/2020, including installation of the flood barrier along the eastern boundary of the site; ii. <i>Technical Memorandum – Local flood assessment to support Stage 1 development</i>, prepared by DesignFlow, dated 10/10/2019; and iii. Updated Stormwater Management Plan, prepared by DesignFlow, dated 10/10/2019. 	<p>a) Prior to commencement of stormwater works</p>

	<p>Where there is any conflict in the documents listed in items i. – iii., the document listed in item i. prevails to the extent of any inconsistency.</p> <p>b) Design documentation is required to include but not be limited to the following design information</p> <ul style="list-style-type: none"> i. Flood barrier along eastern boundary to prevent impacts to railway corridor for all events to 1% AEP. Severe storm impact assessment to be provided for events greater than 1% AEP. ii. Open drainage swales for the full length of the swale to the location of downstream discharge. iii. Sensitivity analysis on the requirement for a stormwater non-return flap valve. iv. Stormwater pipe outlets or channel outfalls to waterways. Including outlet jetting assessment and assessment of channel/waterway scour and waterway geomorphic assessment. Necessary scour protection or rehabilitation works, unless risks at all storm events to 1% AEP proven to be acceptable. <p>c) Construct the works in accordance with the certified plans submitted under part a) and b) of this condition.</p> <p>d) 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 constructed in accordance with this condition.</p>	<p>b) Prior to commencement of stormwater works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p>23.</p>	<p>Stormwater and Flooding – Compliance Assessment (for part b) of this condition only)</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 <i>Carseldine Urban Village – Pedestrian Bridge</i></p>	<p>a) Prior to survey plan endorsement.</p>

	<p><i>Hydraulic and Flood Impact Assessment</i> report, prepared by DesignFlow, dated 11/10/2019 and subsequent Addendum <i>Carseldine Urban Village – Addendum to Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment</i>, prepared by DesignFlow, dated 19/12/2019.</p> <p>OR</p> <p>b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an amendment to the approved stormwater and flooding management plans, prepared by DesignFlow, dated 10/10/2019 and 24/02/2020, certified by an RPEQ qualified and experienced in hydrology and hydraulics that includes the following:</p> <ul 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; and 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>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 an RPEQ demonstrating that the works have been constructed in accordance with part b) i)-iii) of this condition.</p>	<p>b) i)-iii) Prior to survey plan endorsement.</p> <p>c) Prior to the construction of the busway.</p> <p>d) Within 20bd of completion of the works.</p>
<p>24.</p>	<p>Street Lighting</p> <p>Design and install a street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system is to:</p> <p>a) meet the relevant standards of the electricity</p>	<p>Prior to survey plan endorsement</p>

	<p>supplier;</p> <p>b) be acceptable to the electricity supplier as Rate 2 or Rate 3 Lighting;</p> <p>c) be endorsed by Council as the Energex 'billable customer'; and</p> <p>d) be generally in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>".</p> <p>e) <i>Be located such that the light poles and luminaires do not present an obstruction (in horizontal or vertical planes) and provide for clear vehicle manouvering for residential vehicles and refuse servicing vehicles.</i></p>	
25.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <p>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 newly created lots or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	Prior to survey plan endorsement
26.	<p>Telecommunications</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 survey plan endorsement
27.	<p>Broadband</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 Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to survey plan endorsement
28.	<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</p>	Prior to survey plan endorsement

	<p>relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	
<p>29.</p>	<p>Innovative Design & Materials – Compliance Assessment</p> <p>Submit to EDQ Development Assessment, DSDMIP for compliance assessment proposals for designs, technology or material selection to address the Fitzgibbon PDA Development Scheme sustainability requirements. Innovative proposals not considered by the Development Scheme will be assessed on merit for enhancing the development outcomes.</p> <p>a) Supporting Technical Evidence Should designs or specifications differ from published standards the sustainability/innovation proposal must be supported by robust technical evidence (such as field/laboratory testing and a performance-based specifications) with appropriate certification by a suitably qualified person.</p> <p>b) Costing and Maintenance Depending on the nature of the proposal, whole of life cost evaluation and consideration for a modified maintenance period may be required.</p> <p>c) Development Integration Proposals must integrate with the development such that the implementation does not compromise the ability to satisfy conditions of this approval and other relevant approvals or standards, unless agreed by EDQ or other relevant authority. Non-compliance with conditions/standards arising as a result of the proposal must be identified prior to implementation and specifically addressed such that the proposal holistically enhances the development outcome.</p> <p>Note <i>Per the Fitzgibbon PDA Development Scheme the development should include sustainable features and smart design to reduce construction and operating costs.</i></p> <p><i>Sustainability initiatives may relate to bushland protection and rehabilitation, water management, energy use, construction management, responsible material usage; including waste</i></p>	<p>Prior to survey plan endorsement</p>

	<p><i>minimisation, reuse of materials, recycled materials and consideration of the life cycle environmental costs of materials.</i></p> <p><i>Water management proposals must demonstrate that these constitute best practice Integrated Water Cycle Management and Water Sensitive Urban Design (WSUD).</i></p>	
<p>30.</p>	<p>Contributed Asset(s) – Non-Standard</p> <p>Where Contributed Assets are to be delivered to a standard other than the relevant Council standard (in force as at the date of Compliance Assessment of the relevant Public Asset, or where Compliance Assessment is not required, the relevant standard in force at the time of this PDA decision notice), submit to the EDQ Development Assessment, DSDMIP evidence of an appropriate arrangement being entered into with Council or another third party for the ownership, repair, maintenance and replacement of that Contributed Asset.</p>	<p>Prior to survey plan endorsement</p>
<p>Landscape and Environment</p>		
<p>31.</p>	<p>Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following approved plans and documents:</p> <ul style="list-style-type: none"> i. <i>Carseldine Urban Village Stage 1 Landscape Concept Plans, Revision J, prepared by Urbis, dated 09/10/2019;</i> ii. <i>Stage 1 – Laneways – General Layout, drawing reference ND1901-01 Revision B, prepared by Urbis, dated 06/02/2020; and</i> iii. <i>Stage 1 – Laneways – Typical Section A, drawing reference ND1901-02 Revision B, prepared by Urbis, dated 06/02/2020.</i> <p>The detailed streetscape works drawings are to include, where applicable:</p> <ul style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 	<p>a) Prior to commencement of streetscape or road works</p>

	<p>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</p> <p>b) Construct the works generally in accordance with the streetscape plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p>32.</p>	<p>Fauna Flora Management Plan – Compliance Assessment</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Fauna Flora Management Plan (FFMP) prepared by a suitably qualified ecologist, generally in accordance with the requirements set out in the approved <i>Ecology and Bushfire Technical note</i>, prepared by 28°S Environmental, dated 02/08/2019; the environmental provisions of the Fitzgibbon PDA development scheme; and the Fitzgibbon Bushland Management Plan.</p> <p>The FFMP is to set out:</p> <ul style="list-style-type: none"> i) the location, type and area of Significant Vegetation to be impacted by development; ii) the location of habitat trees to be impacted by development; iii) the location of proposed rehabilitation areas to be utilised to provide necessary offset obligations as defined by the FBMP; iv) the species to be planted for the rehabilitation works, including species, size and location generally in accordance with the relevant pre-clearing Regional Ecosystem; v) the timing for undertaking the rehabilitation works; and vi) a maintenance period for the rehabilitation works. <p>b) Carry out the vegetation clearing and rehabilitation works specified in the FFMP endorsed under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, written evidence prepared by a suitably qualified person, stating that the rehabilitation works have been carried out</p>	<p>a) Prior to survey plan endorsement</p> <p>b) As specified in the approved FFMP</p> <p>c) Within one month of completion of the rehabilitation works</p>

	generally in accordance with the FFMP approved under part a) of this condition.	
33.	<p>Acid Sulfate Soils</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p> <p>c) Provide verification testing results to confirm the adequacy of treatment if undertaken under part b) of this condition.</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>
34.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by an 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) Implement the certified ESCP as submitted under part a) of this condition. Maintain a register of inspections and testing results which must be available for review by EDQ or another relevant authority at any time during construction.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
35.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.</p>	Prior to survey plan endorsement
36.	<p>Compliance Assessment- Acoustic Barrier</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering plans, certified by an RPEQ, for the proposed acoustic barrier located along the railway corridor along the eastern site</p>	a) Prior to commencement of works for the acoustic barrier

	<p>boundary, generally in accordance with the approved <i>Acoustic Assessment Report</i>, prepared by TTM, dated 29/07/2019.</p> <p>The acoustic barrier is to be located in future road reserve and is to be dedicated as road in conjunction with a future stage of Carseldine Village.</p> <p>b) Construct the acoustic barrier generally in accordance with the plans approved under part a) of this condition</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and asset register certified by an RPEQ for the acoustic barrier.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
Surveying, land transfers and easements		
<p>37.</p>	<p>Easements Over Infrastructure</p> <p>Public utility easements are to 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 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>Prior to survey plan endorsement</p>
<p>38.</p>	<p>Easements Over Drainage Infrastructure and Overland Flow Paths</p> <p>Easements in favour of Council must be provided at no cost to the grantee, over drainage infrastructure and overland flow paths which receive stormwater flow from external catchments or receive discharge from internal stormwater pipe networks or road drainage which are to become contributed assets.</p> <p>These easements are for access and elective maintenance and do not encumber the Council with asset ownership/maintenance unless this is agreed by Council and necessary agreements are entered into per Condition 41.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the Council.</p>	<p>Prior to survey plan endorsement</p>

	<p>from the original decision date – in accordance with the IFF in force at the time of the payment.</p> <ul style="list-style-type: none"> • Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment. <p>Where the application is a material change of use, certified construction plans detailing the gross floor area must also be provided to the MEDQ prior to the commencement of use for calculation of final charges.</p>	
MATERIAL CHANGE OF USE		
General		
41.	Carry out the Approved Development – PoD	
	Carry out the approved development generally in accordance with the approved plans and documents, including specifically the approved <i>Stage 1 – Plan of Development</i> , drawing reference 128180 – 47H, prepared by RPS, dated 06/03/2020.	Prior to commencement of use and to be maintained
42.	Certification of Operational Works	
	All operational works undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
43.	Maintain the Approved Development	
	Maintain the approved development (including landscaping, stormwater assets, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
44.	Compliance Assessment - Corner Lots Activated Frontage Type 2 Design	
	<p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment house plans, prepared by a suitably qualified person, providing an engaging façade to the Village Main Street, generally in accordance with the approved <i>Stage 1 – Plan of Development</i>, drawing reference 128180 – 47H, prepared by RPS, dated 06/03/2020, for the following lots:</p> <ul style="list-style-type: none"> • Lot 1007; • Lot 1029; and • Lot 1038. 	a) Prior to commencement of building work for the relevant terrace house

	b) Construct the terrace house generally in accordance with the plans submitted under part a) of this condition.	b) Prior to commencement of use of the relevant terrace house
45.	<p>Compliance assessment - Laneway Lots Passive Surveillance Design</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment house plans, prepared by a suitably qualified person, generally in accordance with the approved <i>Stage 1 – Plan of Development</i>, drawing reference 128180 – 47H, prepared by RPS, dated 06/03/2020; and providing opportunity for passive surveillance of the laneway through provision of a flexible carport / private open space, for the following lots:</p> <ul style="list-style-type: none"> • Lot 1026; • Lot 1031; • Lot 1034; • Lot 1043; • Lot 1048; and • Lot 1051. <p>b) Construct the terrace house generally in accordance with the drawings submitted under part a) of this condition.</p>	<p>a) Prior to commencement of building work for the relevant terrace house</p> <p>b) Prior to commencement of use of the relevant terrace house</p>
Engineering		
46.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
47.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use
48.	<p>Stormwater Connection</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
49.	<p>Electricity</p> <p>Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.</p>	Prior to commencement of use

50.	<p>Telecommunications</p> <p>Connect the development to the existing telecommunications network in accordance with the current adopted standards of an authorised telecommunication service provider.</p>	Prior to commencement of use
Environment		
51.	<p>Acoustic Treatments</p> <p>a) Design façade acoustic treatments for the development in accordance with the recommendations set out in Section 9 of the approved <i>Acoustic Assessment Report</i>, reference 17BRA0109 R02_0 – Stage 1, prepared by TTM, dated 29/07/2019, to ensure the external envelope of habitable rooms comply with the requirements of the Queensland Development Code (QDC) MP4.4, for the following affected lots:</p> <ul style="list-style-type: none"> • Lots 1002 – 1006 (Categories 1 – 3); • Lots 1007 – 1015 (Category 1); • Lots 1016 – 1020 (Categories 1 – 2); • Lots 1038 – 1046 (Category 1); and • Lots 1047 – 1054 (Category 1). <p>b) Submit written evidence to EDQ Development Assessment, DSDMIP certification from a suitably qualified acoustic engineer confirming each affected residential dwelling has been designed in accordance with the requirements of the QDC MP4.4.</p>	<p>a) Prior to obtaining building work approval for each affected residential dwelling</p> <p>b) Prior to commencement of building work for each affected residential dwelling</p>
52.	<p>Sustainability</p> <p>Submit to EDQ Development Assessment, DSDMIP evidence that the overall development strategy and individual developments (residential buildings for use as houses and home-based businesses) meet the Fitzgibbon PDA Development Scheme requirements for Sustainability.</p> <p>Development Scheme enforceable criteria is listed below in Part a)</p> <p>d) Sustainability Criteria</p> <p>i) New Building Sustainability Rating <i>Individual development/ building requirements - New buildings within the UDA (PDA) will be required to demonstrate best practice in sustainability, [defined as the] development achieving a 5 Star design rating under the</i></p>	Prior to commencement of use

	<p><i>applicable Green Building Council of Australia Green Star rating tool, or another recognised equivalent.</i></p> <p>ii) Non-Potable Water Demand & Reuse</p> <ul style="list-style-type: none"> - <i>The overall target is to achieve a 50% reduction in non-potable water demand across the Urban Village.</i> - <i>Development provides a lot/development based water plan which addresses non-potable water demand and reuse and stormwater quality management.</i> <p>e) Development Strategy</p> <p>Submit overall development strategy documents which establish the criteria and acceptable solutions for individual developments.</p> <p>f) Development Delivery - Design</p> <p>Submit evidence that the development design satisfies the sustainability criteria in Part a) in accordance with Part b)</p> <p>g) Development Delivery – As-Built</p> <p>Submit as-constructed information to verify that the development was constructed in accordance with Part c).</p>	
Infrastructure Charges		
53.	<p>Infrastructure Contributions</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"> - Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date- in accordance with the IFF in force at the time of the original decision date; or - Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of payment. 	At all times

Advice Notes

Standard advice

1. Other Approvals

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.

Reconfiguring a Lot

2. Scope of Approved Development – Reconfiguring a Lot

- a) The following conditions permit the carrying out of Operational work for Clearing vegetation (*Significant vegetation*) as exempt development, in accordance with Schedule 1 of the Fitzgibbon PDA Development Scheme:
- i. Condition 29. Fauna Flora Management Plan.
- b) The following conditions permit the carrying out of Operational work for bulk earthworks, services installation and landscape works, in accordance with Column 1 Exempt development of the Precinct 1 Level of assessment table in the Fitzgibbon PDA Development Scheme:
- i. Condition 7. Construction Management Plan;
 - ii. Condition 8. Traffic Management Plan;
 - iii. Condition 9. Construction Hours;
 - iv. Condition 10. Out of Hours – Compliance Assessment;
 - v. Condition 11. Retaining Walls;
 - vi. Condition 12. Filling and Excavation;
 - vii. Condition 13. Roads – Internal;
 - viii. Condition 14. Roads – External;
 - ix. Condition 15. Redundant driveway crossover – Beams Road;
 - x. Condition 16. Vehicle Access – Temporary Driveway;
 - xi. Condition 17. Water – Internal;
 - xii. Condition 18. Sewer – Internal;
 - xiii. Condition 19. Stormwater Connection;
 - xiv. Condition 20. Stormwater Management (Quality);
 - xv. Condition 21. Stormwater Management (Quantity);
 - xvi. Condition 22. Stormwater and Flooding – Compliance Assessment;
 - xvii. Condition 23. Street Lighting;
 - xviii. Condition 24. Electricity;
 - xix. Condition 25. Telecommunications;
 - xx. Condition 26. Broadband;
 - xxi. Condition 27. Public Infrastructure – Damage, Repairs and Relocation;
 - xxii. Condition 28. Streetscape Works;
 - xxiii. Condition 29. Fauna Flora Management Plan – Compliance Assessment;
 - xxiv. Condition 30. Acid Sulfate Soils;
 - xxv. Condition 31. Erosion and Sediment Management; and
 - xxvi. Condition 33. Acoustic Barrier – Compliance Assessment.

Advice Notes**Material Change of Use**

3.	Scope of Approved Development – PoD This PDA development approval is limited to the identified uses as set out in the approved <i>Stage 1 – Plan of Development</i> , drawing reference 128180 – 47H, prepared by RPS, dated 06/03/2020, as follows: <ul style="list-style-type: none">• <i>House</i> (on all residential terrace Lots 1002-1054);• <i>Home based business</i> (optional on all residential terrace Lots 1002-1054); and• Optional uses where ancillary to a <i>House</i> on residential terrace Lots 1002-1007 and 1029-1038: <i>Office, Food premises</i> and <i>Shop</i>.
4.	Scope of Approved Development – Operational Work The following conditions permit the carrying out of Operational work for landscape and driveway works, in accordance with Column 1 Exempt Development of the Precinct 1 Level of Assessment Table in the Fitzgibbon PDA Development Scheme: <ul style="list-style-type: none">i. Condition 37. Carry out the Approved Development – PoD; andii. Condition 42. Vehicle Access – Residential Lots.

**** End of Package ****