



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

Our ref: DEV2019/1013

30 April 2020

Orchard Property Group
C/- Saunders Havill Group
Att: Mr Nick Christofis
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Nick

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 LOT INTO 515 LOTS, NEW ROADS, DRAINAGE RESERVE AND PARK), OPERATIONAL WORKS (ADVERTISING DEVICES) AND MATERIAL CHANGE OF USE – RESIDENTIAL AND OTHER USES (DISPLAY HOME, HOME BASED BUSINESS, HOUSE, PARK AND SALES OFFICE) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AND CONTEXT PLAN AT 176 – 228 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN DESCRIBED AS LOT 30 ON SP309195

On 30 April 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 part of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 3452 7406, or by email at marissa.bais@dsd.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	176 – 228 Mountain Ridge Road, South Maclean	
Lot on plan description	Lot number	Plan description
	Lot 30	SP309195
PDA development application details		
DEV reference number	DEV2019/1013	
'Properly made' date	5 April 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 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	PDA Development Permit for: <ul style="list-style-type: none"> • Reconfiguring a Lot – 1 Lot into 515 Residential Lots, New Roads, Park; • Material Change of Use for Residential Uses (and Other Uses (Display Home, Home based business, House, Park Sales office, Utility Installation and Child Care); and • Operational Work (Advertising Devices). in accordance with a Plan of Development and Context Plan.	

PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The following is the extent of approval granted:</p> <ul style="list-style-type: none"> - Reconfiguring a lot 1 into 515 lots; - Material change of use (Display Home, Home based business, House, Park, Sales office); and - Operational Works (advertising devices)
Decision date	30 April 2020
Currency period	10 years from Decision date

Plans and documents

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

Endorsed plans and documents		Number (if applicable)	Date (if applicable)
1.	Context Plan prepared by Saunders Havill Group	9534 P 04 Rev B -NCP 01	26 February 2019
Approved plans and documents		Number (if applicable)	Date (if applicable)
2.	Concept Plan prepared by Saunders Havill Group as amended in red 28/02/2020	9534 P 03 Rev L -PRO 01	19 December 2019
3.	Staging Plan – Stage 1 prepared by Saunders Havill Group	9534 P 03 Rev L - STG 01	19 December 2019
4.	Staging Plan – Stage 2 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 02	19 December 2019
5.	Staging Plan – Stage 3 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 03	19 December 2019
6.	Staging Plan – Stage 4 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 04	19 December 2019
7.	Staging Plan – Stage 5 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 05	19 December 2019
8.	Staging Plan – Stage 6 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 06	19 December 2019
9.	Staging Plan – Stage 7 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 07	19 December 2019
10.	Staging Plan – Stage 8 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 08	19 December 2019
11.	Staging Plan – Stage 9 prepared by Saunders Havill Group	9534 P 03 Rev L -STG 09	19 December 2019
12.	Staging Plan – 10 Stage prepared by Saunders Havill Group	9534 P 03 Rev L -STG 10	19 December 2019 (as amended in red 14 April 2020)

13.	Plan of Development prepared by Saunders Havill Group	Issue Further Issues Revision 3	13 February 2020 (as amended in red 14 April 2020)
14.	Landscape Sections Package prepared by SLR	Drawing 620.12664-00200_01 to 620.12664-00200_08 Issue B	2 August 2019
15.	Bushfire Management Plan prepared by Bushfire Risk Reducers	004.02.19 Rev 3	20 January 2020
16.	Natural Environment Site Strategy prepared by Saunders Havill Group	Document no. 9534 Issue C	16 September 2019
17.	Significant Biodiversity Assessment Report prepared by Saunders Havill Group	Document no 9534	23 January 2020
18.	Road Traffic Noise Assessment Report prepared by TTM	No. 2 Acoustic Report – Updated Plans	13 August 2019
19.	Landscape Masterplan prepared by SLR Consulting Pty Ltd	620.12664.002 Issue 003	16 January 2020
20.	Concept Bulk Earthwork Layout Plan, Sheet 5 of 10	18-0153-P106 Rev 5	06 January 2020
21.	Concept Bulk Earthwork Layout Plan, Sheet 6 of 10	18-0153-P107 Rev 4	06 January 2020
22.	Concept Bulk Earthwork Layout Plan, Sheet 7 of 10	18-0153-P108 Rev 4	06 January 2020
23.	Concept Bulk Earthwork Layout Plan, Sheet 8 of 10	18-0153-P109 Rev 5	06 January 2020
24.	Concept Bulk Earthwork Layout Plan, Sheet 9 of 10	18-0153-P110 Rev 4	06 January 2020
25.	Concept Bulk Earthwork Layout Plan, Sheet 10 of 10	18-0153-P111 Rev 4	06 January 2020
26.	Concept Roadworks and Drainage Layout Plan, Sheet 5 of 10	18-0153-P118 Rev 5	06 January 2020
27.	Concept Roadworks and Drainage Layout Plan, Sheet 6 of 10	18-0153-P119 Rev 5	06 January 2020
28.	Concept Roadworks and Drainage Layout Plan, Sheet 7 of 10	18-0153-P120 Rev 4	06 January 2020
29.	Concept Roadworks and Drainage Layout Plan, Sheet 8 of 10	18-0153-P121 Rev 5	06 January 2020
30.	Concept Roadworks and Drainage Layout Plan, Sheet 9 of 10	18-0153-P122 Rev 4	06 January 2020
31.	Concept Roadworks and Drainage Layout Plan, Sheet 10 of 10	18-0153-P123 Rev 3	06 January 2020
32.	Concept Sewerage and Water Reticulation Layout Plan, Sheet 5 of 10	18-0153-P304 Rev 5	06 January 2020

33.	Concept Sewerage and Water Reticulation Layout Plan, Sheet 6 of 10	18-0153-P305 Rev 5	06 January 2020
34.	Concept Sewerage and Water Reticulation Layout Plan, Sheet 7 of 10	18-0153-P306 Rev 4	06 January 2020
35.	Concept Sewerage and Water Reticulation Layout Plan, Sheet 8 of 10	18-0153-P307 Rev 5	06 January 2020
36.	Concept Sewerage and Water Reticulation Layout Plan, Sheet 9 of 10	18-0153-P308 Rev 4	06 January 2020
37.	Concept Sewerage and Water Reticulation Layout Plan, Sheet 10 of 10	18-0153-P309 Rev 3	06 January 2020
38.	Concept Functional Sewer Strategy Catchment Plan, Sheet 1 of 2	18-0153-P311 Rev 4	06 January 2020
39.	Concept Functional Sewer Strategy Catchment Plan, Sheet 2 of 2	18-0153-P312 Rev 4	06 January 2020
40.	Flood Assessment and Stormwater Management prepared by Water Technology	6450-01_R01_V04	27 September 2019
41.	Dispersive Soil Assessment & Management Plan prepared by ADG Consulting	ADG1059.19	October 2019
42.	Parking analysis plan prepared by Bitzios Consulting	P3959 Issue 001	12 August 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 30 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **30 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council.
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland
7. **IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated
5.	Bin Pad Disclosure A Bin Pad location is to be shown on the Disclosure Plan of a lot where the lot shares a frontage to a bin pad as shown on the approved plan of development.	As indicated
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>, including the provision of a dust-proof screen between the Internal Entry Road/construction access from Mountain Ridge Road and the relevant lot; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; 	a) Prior to commencement of works for the relevant stage

PDA Development Conditions

	<p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
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 Design qualification.</p> <p>The TMP must 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 during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); 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>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction</p>
8.	<p>Dispersive Soil Management Plan</p> <p>Implement and monitor the recommendations of the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting Pty Ltd document number ADG1059.19 Rev0 dated 11 October 2019.</p>	<p>At all times during construction</p>

9.	<p>Compliance Assessment – Retaining Walls (North of Flagstone Creek)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment retaining wall functional layout plans certified by an RPEQ for all retaining walls north of Flagstone Creek. The functional layout plans shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i>.</p> <p>Proposed retaining walls height must not exceed 2.5m.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all retaining wall works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to submission of pre-construction documentation for the first stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
10.	<p>Retaining Walls - General</p> <p>a) For all retaining walls (north and south of Flagstone Creek), submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP and for north of Flagstone Creek, the endorsed retaining wall functional layout plans required by condition 9.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
11.	<p>Compliance Assessment – Filling and Excavation</p> <p>a) For stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP for compliance assessment functional layout plans including spot levels on each allotment, certified by a</p>	<p>a) Prior to commencement of site works for the first stage to the north of Flagstone Creek</p>

	<p>RPEQ, for all bulk earthworks north of Flagstone Creek. The format of the functional layout plans shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of Development and PDA Guideline No. 13 – Engineering Standards – Earthworks</i>.</p> <p>b) For stages south of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>, the approved plans and where for stages north of Flagstone Creek, the endorsed filling and excavation functional layout plans required by part a) of this condition.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plan as required by the conditions of this approval; provide full details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting dated October 2019; and provide full details of any areas where surplus soils are to be stockpiled. <p>c) Carry out the earthworks generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part b) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
12.	<p>Compliance Assessment – Roads – Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans.</p> <p>b) For all stages to the south of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths</p>	<p>a) Prior to commencement of site works for the relevant stage to the north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage to the south of Flagstone Creek</p>

	<p>generally in accordance with the approved plans.</p> <p>c) Construct the works generally in accordance with the certified plans as required under parts a) and b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
13.	<p>Compliance Assessment – Water Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) For all stages to the south of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i></p> <p>c) Construct the internal works generally in accordance with the certified plans required under parts a) and 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 Council current adopted standards.</p>	<p>a) Prior to commencement of site works for the relevant stage to the north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage to the south of Flagstone Creek</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
14.	<p>Compliance Assessment – Sewer Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) For all stages to the south of Flagstone Creek, submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>c) Construct the works generally in accordance with the certified plans required under parts a) and b) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage to the north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage to the south of Flagstone Creek</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

	d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	d) Prior to survey plan endorsement for the relevant stage
15.	Compliance Assessment - External Trunk Water Main <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans, certified by a RPEQ, for the DN225 diameter trunk water main connecting the existing DN150 main at the north end of Rose Almond Street to the trunk network west of the railway corridor, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i></p> <p>b) Construct the external works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>a) Prior to survey plan endorsement for the stage containing the 217th residential lot</p> <p>b) Prior to survey plan endorsement for the stage containing the 217th residential lot</p> <p>c) Prior to survey plan endorsement for the stage containing the 217th residential lot</p>
16.	Compliance Assessment - Upgrade of Sewerage Pump Station and rising main <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and a report, certified by an RPEQ, for the mechanical and electrical upgrade of the existing pump station on Lot 7000 on SP309239 to 55L/s flow capacity and for the construction of the permanent rising main connecting the pump station to the sub-regional sewer west of the railway generally in accordance with Council's adopted standards, <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) Upgrade the sewerage pump station and construct the permanent rising main in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council current adopted standards.</p> <p>Or</p>	<p>a) Prior to survey plan endorsement for the first stage</p> <p>b) Prior to survey plan endorsement for the first stage</p> <p>c) Prior to survey plan endorsement for the first stage</p>

	<p>d) Demonstrate that the upgraded works to the sewerage pumping station and the permanent rising main as identified in part a) of this condition have been undertaken by others.</p>	<p>d) Prior to survey plan endorsement for the first stage</p>
17.	<p>Compliance Assessment - Waterway Rehabilitation and Stabilisation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a waterway rehabilitation and stabilisation strategy certified by an RPEQ for the portion of Flagstone Creek traversing the site.</p> <p>The water stabilisation strategy shall include:</p> <ol style="list-style-type: none"> an assessment of geotechnical conditions of the site; proposed locations of stormwater outlets, detention and bio-retention basins and other infrastructure; assessment of condition of the current watercourse, and potential for scour to occur in the future strategy for the dispersive soil management in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019. <p>b) Submit to EDQ Development Assessment, DSDMIP detailed waterway rehabilitation and stabilisation plans certified by an RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following:</p> <ol style="list-style-type: none"> Existing contours or site levels, services and features; Proposed finished levels, including sections across and through the waterway at critical points; Vegetation management; Details and locations of any proposed structures, including weirs, bridges and artificial bank stabilisation (eg.: gabions); Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. Details of remedial works to the watercourse. Stabilisation works around any concentrated flow points from the development to the watercourse Details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019. <p>c) Carry out the relevant works for stages 1, 3, 5 and 6 generally in accordance with the certified plans required under part b) of this condition.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stages</p>

	<p>d) Carry out the works for stage 10 generally in accordance with the certified plans required under part b) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all works have been carried out generally in accordance with the certified plans required under part c) and d) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>d) Prior to survey plan endorsement for the 350th lot</p> <p>e) Prior to survey plan endorsement for the relevant stage</p>
18.	<p>Compliance Assessment – Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering drawings certified by a 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 approved documents:</p> <ul style="list-style-type: none"> - <i>Flood Assessment and Stormwater Management Plan - V01V04, dated February 27 September 2019 and prepared by Water Technology Concept Earthworks</i> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings including an asset register by a suitably qualified and certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
19.	<p>Compliance Assessment – Swale</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed engineering design supported by hydraulic calculations, certified by a RPEQ, for the proposed stormwater swale within Stage 2 in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i></p> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council</p>	<p>a) Prior to commencement of works for Stage 2</p> <p>b) Prior to survey plan endorsement for Stage 2</p> <p>c) Prior to survey plan endorsement for Stage 2</p>

20.	<p>Compliance Assessment – Stormwater Management (Quantity)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering design supported by 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>, the following endorsed documents:</p> <ul style="list-style-type: none"> - <i>Flood Assessment and Stormwater Management Plan - V04, dated 27 September 2019 and prepared by Water Technology; and</i> <p>b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
21.	<p>Street Lighting</p> <p>a) Design and install a <u>Rate 2</u> 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 must:</p> <ol style="list-style-type: none"> i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i>. <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS3000 – <i>'SAA Wiring Rules'</i>.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to commencement of works for each stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

	d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	d) Prior to survey plan endorsement for the relevant stage
22.	Electricity Submit to EDQ Development Assessment, DSDMIP either: <ul style="list-style-type: none"> a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. 	Prior to survey plan endorsement for the relevant stage
23.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within each stage of the proposed subdivision.	Prior to survey plan endorsement for the relevant stage
24.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant stage
25.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant stage
Landscaping and Environment		
26.	Streetscape Works – Excluding Stages 2 and 4 <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> a) Prior to commencement of works for the relevant stage

	<p>AILA, generally in accordance with the approved plans for all streetscape works, excluding stages 2 and 4.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>Where for the road reserve adjoining the neighbourhood park and lots 521 -527 and lots 1001-1007, the design of the roadway is to provide a seamless integration with the neighbourhood park.</p> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required 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 for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
27.	<p>Compliance Assessment – Streetscape Works – Stages 2 and 4</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans for streetscape works within stages 2 and 4.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> a) location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; b) footpath treatments; c) location and types of streetscape furniture; d) location and size of stormwater treatment devices; and e) street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; <p>Where for the pedestrian links between road 5 and Mountain Ridge Road, in addition to the above, the</p>	<p>a) Prior to commencement of works for stages 2 and 4</p>

	<p>following must also be provided:</p> <p>f) street lighting that manages light spillage into adjoining residential properties and into Lot 4 on RP133387 for fauna management</p> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required 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 for stages 2 and 4</p> <p>c) Prior to survey plan endorsement for stages 2 and 4</p>
28.	<p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with the Landscape Master Plan prepared by SLR, document no. 620.12664.002, dated 22/02/2019 and the endorsed context plan, generally documenting 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 open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. location of shared paths; v. locations of electricity and water connections to parks; vi. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vii. details and locations of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; viii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; ix. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; x. management of biodiversity outcomes generally in accordance with the approved Natural Environment Site Strategy, document number 7534 Revision B, dated 13/02/2019 and 	<p>a) Prior to commencement of works for the relevant stage</p>

	<p>prepared by Saunders Havill Group.</p> <p>xi. dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019.</p> <p>b) Construct the works generally in accordance with the endorsed plans required 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 AILA.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
29.	<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. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement and monitor the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
30.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional generally in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0</i>.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
31.	<p>Compliance Assessment – Acoustic Treatment along Mountain Ridge Road and Pebble Creek Entry Road</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an amended noise impact assessment report generally in accordance with PDA Guideline No. 13 – Engineering Standards (Acoustic</p>	<p>a) Prior to commencement of site works for any stage north of Flagstone Creek</p>

	<p>treatments).</p> <p>The amended report shall identify suitable noise mitigation measures for the properties affected by traffic noise from Mountain Ridge Road and Pebble Creek entry road, taking into consideration the endorsed retaining wall heights and finished lot levels identified in the endorsed functional layouts required by Conditions 10 and 12 of this approval.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the noise mitigation measures recommended by the endorsed noise impact assessment report required under part a) of this condition.</p> <p>c) Construct the noise mitigation measures generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and an asset register, certified by a RPEQ, of the works located on public land required under part c) of this condition.</p>	<p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
32.	<p>Bushfire Management and Mitigation</p> <p>a) Carry out the works required for bushfire management and mitigation generally in accordance with the approved Bushfire Management Plan, prepared by Bushfire Risk Reducers, document no. 004.02.19, dated 20 January 2020;</p> <p>b) Submit to EDQ Development Assessment, DSDMIP verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
33.	<p>Vegetation Clearing</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Vegetation Management Plan and Fauna Management Plan in accordance with the Significant Biodiversity Assessment Report, prepared by Saunders Havill Group, document no 9534, dated 23 January 2020.</p> <p>b) Undertake vegetation clearing generally in accordance with the Vegetation Management Plan and Fauna Management Plan submitted under part a) of this condition.</p> <p>c) Vegetation clearing is to be supervised by a qualified arborist (ADF Level 5).</p>	<p>a) Prior to the commencement of vegetation clearing</p> <p>b) As indicated</p> <p>c) At all times</p>

	<p>d) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.</p>	<p>d) Within 3 months of completion of clearing</p>
34.	<p>Vegetation Clearing Offsets</p> <p>For remnant vegetation containing endangered regional ecosystems or koala habitat areas to be cleared as identified on the approved Significant Biodiversity Assessment Report, prepared by Saunders Havill Group, document no 9534, dated 23 January 2020:</p> <p>a) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012; or</p> <p>If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012.</p> <p>c) Undertake compensatory planting in accordance with b) of this condition.</p> <p>d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.</p> <p>Advice Note <i>An Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.</i></p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) Prior to commencement of vegetation clearing</p> <p>c) Within 3 months of commencement of vegetation clearing</p> <p>d) Within 12 months of commencement of vegetation clearing</p>

35.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
36.	Landscape interface buffer a) Establish a 4m deep landscaped interface buffer in the locations shown on the approved Mountain Ridge Road Plan of Development, prepared by Saunders Havill Group, dated 8 October 2019 and planted in accordance with the approved Pebble Creek Landscape Interface Buffer - Planting Schedule (Sheets 1 and 2), prepared by SLR, dated 07/11/18. b) Maintain the landscape interface buffer, including weeding and pest management until survey plan endorsement for the relevant stage. c) Provide AILA certification that the landscape interface buffer for the relevant stage meets the requirements under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) As indicated c) Prior to survey plan endorsement for the relevant stage
Surveying, Land Dedications and Easements		
37.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDMIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
38.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee lots 800, 9000, 9001, 9002, 9003 and 9004 for park and open space purposes.	Prior to the works in these lots being accepted as off-maintenance
39.	Easements over Infrastructure Public utility easements must be provided, in registrable form, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets (if required by the authority which ultimately is to take over the asset). The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
40.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of	At or prior to survey plan endorsement for the relevant stage

	<p><i>Land Title Act 1994</i> and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or <p>Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one (1) or more of the above purposes (but only where those relevant circumstances will exist).</p> <p><i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i></p>	
41.	<p>Small lot development easements for lots not capable of Application of High Density Development Easements.</p> <p>If a lot is larger than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).</p>	At or prior to survey plan endorsement for the relevant stage
Infrastructure Contributions		
42.	<p>Koala Habitat Management</p> <p>Pay to MEDQ, \$150 for each residential lot approved to contribute towards koala management in the region.</p>	Prior to survey plan endorsement for the relevant stage
43.	<p>Infrastructure Charges</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 six (6) years from the original decision date – in accordance with the IFF 	In accordance with the IFF

	<p>in force at the time of the original decision date;</p> <p>or</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 more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. 	
Operational Works for Advertising Devices Conditions		
General		
44.	<p>Compliance Assessment - Advertising Devices</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for advertising devices generally in accordance Concept Plan prepared by Saunders Havill Group dated 19 December 2019 as amended in red 28 February 2020.</p> <p>The plans and/supporting information must detail the following:</p> <ul style="list-style-type: none"> i. site location ii. signage design including dimensions, elevations and materials <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p> <p>b) Construct advertising devices generally in accordance with the approved plan of development and part a) of this condition.</p> <p>c) Unless otherwise agreed to in writing by EDQ Development Assessment, DSDMIP, all advertising devices nominated on the Concept Plan prepared by Saunders Havill Group 19 December 2019 as amended in red 28 February 2020 and in accordance with the POD, are not permitted to remain longer than 10 years from the date of approval.</p>	<p>a) Prior to the commencement of works</p> <p>b) Ongoing</p> <p>c) As indicated</p>
PDA Development Conditions - Plan of Development (POD)		
General		
45.	<p>Carry out the approved development - POD</p> <p>Carry out the approved development generally in accordance with the approved Plan of Development.</p>	Prior to commencement of use and to be maintained
46.	<p>Compliance Assessment - Plans/supporting information – POD (Sales Office)</p> <p>Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the sales office where greater than 150sqm.</p>	Prior to commencement of building works for a sales office

	<p>The plans and/supporting information must detail the following:</p> <ul style="list-style-type: none"> i. site location ii. building height iii. gross floor area and site cover iv. interface with adjoining lots v. building design including elevations and materials vi. on-site parking and servicing arrangements vii. landscaping <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p>	
47.	<p>Infrastructure Charges</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 six (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 six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. 	In accordance with the IFF

STANDARD ADVICE

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

**** End of Package ****