



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

Our ref: DEV2015/728/8

21 May 2020

Economic Development Queensland
Att: Ms Jolene Vosseem
GPO Box 2202
BRISBANE QLD 4001

Dear Jolene

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 70 LOTS (STAGE 7A – 39 LOTS AND STAGE 7B – 31 LOTS) AND A PLAN OF DEVELOPMENT; MATERIAL CHANGE OF USE – HOUSE AND MULTIPLE RESIDENTIAL (SPECIAL PURPOSE ZONE); AND OPERATIONAL WORKS – FILLING AND EXCAVATION, ROADWORKS, STORMWATER DRAINAGE, WATER AND SEWER RETICULATION, ELECTRICAL AND TELECOMMUNICATIONS (SPECIAL PURPOSE ZONE) AT COLVIN STREET, OONONBA FORMERLY DESCRIBED AS LOT 9001 ON SP283210 AND LOT 6000 ON SP243806

On 21 May 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Chris Hinton on (07) 3452 7494 or chris.hinton@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Planning Services
Economic Development Queensland**

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	Colvin Street, Oonoonba	
Former Lot on plan description	Lot number	Plan description
	Lot 9001	SP283210
	Lot 6000	SP243806
PDA development application details		
DEV reference number	DEV2015/728	
'Properly made' date	22 November 2019	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	1. Amend Rail Noise Assessment Report (Ref: 14BRA0091 R02_4 Stage 7) prepared by TTM Consulting, dated 12 October 2018. 2. Amend the Plan of Developments (PoDs) for Stages 7a & 7b, to reflect changes to fencing transparency and height requirements and references to the Rail Noise Assessment Report. 3. Consequential changes to Conditions 23 & 24 to reflect the updated Rail Noise Assessment Report reference.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Amended Rail Noise Assessment Report ▪ Amend the POD, as follows: ○ Updated Rail Noise Assessment Report reference in the Legend to the updated report; ○ Reduce the maximum height of all front fencing (where permitted) to 1.2m; ○ Remove the ability to increase the height of front fencing to 1.8m when openings in the fence make it more the 50% transparent; and ○ Reduce the maximum front fencing transparency to 25%.
Original Decision date	16 September 2016
1 st Change to approval date	1 July 2019
2 nd Change to approval date	21 May 2020
Currency period	4 years from date of original decision

Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Plan of Development Stage 7B	29060/365 Q	5/11/2019
2.	Proposed Plan of Development Stage 7A	29060/364 Q	5/11/2019
3.	Rail Noise Assessment Report, prepared by TTM	Rail Noise Assessment Report, 14BRA0091 R02_4 Stage 7, Pages 14-15	12/10/2018
Plans and documents previously approved on 16 September 2016		Number (if applicable)	Date (if applicable)
4.	Proposed reconfiguration Stage 7A	29060/427 G	7/9/2016, amended in red 7/9/2016
5.	Proposed reconfiguration Stage 7B	29060/428 E	7/9/2016, amended in red 7/9/2016
6.	Bulk Earthworks Layout Plan	15-002503-SK01 issue B	24/05/2016, amended in red 13/09/2016
7.	Bulk Earthworks Cross Sections	15-002503-SK02 issue A	23/05/2016
8.	Sediment Basin Preliminary Sizing and Location	15-002503-SK05	01.02.2016
9.	Updated Stormwater Quality Management Plan	4243 V03	15/06/2016

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 by the Australian Institute of Landscape Architects.
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. **Council** means Townsville City Council.
4. **DEHP** means The Department of Environment and Heritage Protection
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PREAMBLE

The information contained in this preamble has been provided as advice only, and does not form part of the PDA Development Conditions. It has been 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 your proposal, it is recommended that you seek professional advice.

2. WORKS EXTERNAL TO THE PDA

When a condition of this PDA development approval requires works external to the PDA, as identified under the heading “Engineering – External to the Priority Development Area”:

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

A condition of a PDA development approval may state that works external to the PDA are required as a result of the proposed development.

If those works are not identified as PDA-associated development in the relevant development instrument, or exempt works under the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*, then a further approval will be required by:

- i. **Declaration** of PDA-associated development by MEDQ under the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
- ii. **Development approval** by the relevant local government authority or planning body, under the *Sustainable Planning Act 2009*.

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

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

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . This condition applies to the following conditions in this Decision Notice: • Condition 6 – Retaining Walls • Condition 7 – Filling & Excavation • Condition 8 – Roads • Condition 9 – Temporary Turnarounds • Condition 10 – Water • Condition 11 – Sewer • Condition 12 – Stormwater Management (Quality) • Condition 13 – Stormwater Management (Quantity) • Condition 14 – Street Lighting • Condition 20 – Streetscape Works • Condition 22 – Erosion and Sediment Control	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for each stage
Engineering – Internal to the Priority Development Area		
4.	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: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; 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; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a	a) Prior to commencement of works for each stage

	compliance permit from an approved contaminated land auditor. 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.	b) At all times during construction
5.	Traffic Management Plan 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. The TMP must include the following: 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). 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. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
6.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

	accordance with the certified plans required under part a) of this condition.	
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plan: i. Bulk Earthworks Layout Plan, 15-002503-SK01 issue B, dated 24/05/2016 amended in red 13/09/2016; and ii. Bulk Earthworks Cross Sections, 15-002503-SK02 issue A, dated 23/05/2016. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement each stage
8.	Roads a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, temporary turnarounds and pedestrian footpaths generally in accordance with the following plans/documents: i. Bulk Earthworks Layout Plan, 15-002503-SK01 issue B, dated 24/05/2016 amended in red 13/09/2016; and ii. Bulk Earthworks Cross Sections, 15-002503-SK02 issue A, dated 23/05/2016. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage

	c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement for each stage
9.	Temporary Turnarounds a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for temporary turnarounds, generally in accordance with the following plans/documents: i. Bulk Earthworks Layout Plan, drawing No. 15-002503-SK01 issue B, dated 24/05/16 amended in red 13/09/2016. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition. d) Submit to EDQ Development Assessment, DSDMIP written confirmation from Council accepting the land access arrangement to facilitate the required temporary turnarounds.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
10.	Water a) Submit to EDQ Development Assessment, DSDMIP a water reticulation layout plan, including relocation, of existing DN250 water main within the site, endorsed by Council. b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed reticulation layout plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to the commencement of works for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement each stage
11.	Sewer a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation layout plan, endorsed by Council.	a) Prior to the commencement of works for each stage

	b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed reticulation layout plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.	b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
12.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: - Sediment Basin Preliminary Sizing and Location, 15-002503-SK05, dated 01.02.2016; and - Updated Stormwater Quality Management Plan, 4243 V03, dated 15/06/2016. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for stage 7A b) Prior to survey plan endorsement for stage 7A c) Prior to survey plan endorsement for stage 7A
13.	Stormwater Management (Quantity) 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>. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
14.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:	Prior to survey plan endorsement for each stage

	a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Ergon 'billable customer'; and d) be generally in accordance with Australian Standard AS1158 –<i>'Lighting for Roads and Public Spaces'</i>.	
15. Electricity	Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Ergon confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Ergon confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for each stage
16. 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 the proposed subdivision.	Prior to survey plan endorsement for each stage
17. Broadband	Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
18. 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 each stage

Engineering – External to the Priority Development Area		
19. Water Reticulation	a) Deliver the water reticulation works to establish the Stage 3 external trunk water main, being a DN450 main along Railway Avenue from Queen Street to Boundary Street. b) Submit to EDQ Development Assessment, DSDMIP as-constructed plans for the works required by part a) of this condition, in accordance with Council current adopted standards, certified by an RPEQ; and c) Submit to EDQ Development Assessment, DSDMIP, evidence that the works, required by part a) of this condition, have been constructed.	a) Prior to survey plan endorsement of the final stage of this approval b) Prior to survey plan endorsement of the final stage of this approval c) Prior to survey plan endorsement of the final stage of this approval
Landscape and Environment		
20. Streetscape Works	a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings certified by an AILA. The detailed streetscape plans are to include where applicable: 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 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
21. Acid Sulfate Soils (ASS)	a) Submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils	a) Prior to commencement of site works for each stage

	and/or erosion sediment control.	
	b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	b) Prior to survey plan endorsement for each stage
22.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
23.	Acoustic Treatment – Acoustic Barrier a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the proposed noise barrier generally in accordance with the recommendations outlined in section 6.1 of the following approved document: i. Rail Noise Assessment Report, 14BRA0091 R02_4 Stage 7, Page 14, prepared by TTM Consulting and dated 12/10/2018. b) Construct the noise barrier(s) generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and an asset register, certified by a RPEQ, of the barrier(s).	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
24.	Acoustic Treatment – Dwellings a) Construct all dwellings within Stage 7A and Stage 7B generally in accordance with the recommendations outlined in section 6.2 of the following approved document: i. Rail Noise Assessment Report, 14BRA0091 R02_4 Stage 7, Page 15, prepared by TTM Consulting and dated 12/10/2018.	a) Prior to commencement of use
Surveying, land transfers and easements		
25.	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 each stage

26.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. 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 each stage
27.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less 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 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement for each stage
28.	Small lot development easements for lots $>300\text{m}^2$ If a lot is more than 300m^2 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).	At or prior to survey plan endorsement for each stage
Infrastructure Contributions		
29.	Infrastructure Contributions – Reconfiguring a lot Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF

30.	Infrastructure Contributions – Multiple Residential Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF
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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 ****