



Department of  
State Development,  
Tourism and Innovation

Our ref: DEV2020/1118

2 September 2020

Economic Development Queensland  
C/- RPS  
Att: Ms Chiara Towler  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: chiara.towler@rpsgroup.com.au

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 – DWELLING HOUSES AND HOME BASED BUSINESS; AND RECONFIGURING A LOT – 1 LOT INTO 48 RESIDENTIAL TERRACE LOTS, 2 MANAGEMENT LOTS, 1 PART BALANCE LOT AND NEW ROAD WITH A PLAN OF DEVELOPMENT AT 532 BEAMS ROAD, CARSELDINE DESCRIBED AS LOT 322 ON SP172124**

On 2 September 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.DSDTI.qld.gov.au/pda-da-applications](http://www.DSDTI.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914 or at [gabrielle.shepherd@dsgmp.qld.gov.au](mailto:gabrielle.shepherd@dsgmp.qld.gov.au).

Yours sincerely

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

# PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Lot 322	SP172124
PDA development application details		
DEV reference number	DEV2020/1118	
'Properly made' date	19 June 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	MCU – dwelling houses and home based business ROL – 48 residential lots and 2 management lots, 1 part balance lot and new road with a POD	

**PDA development approval details**

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, including the change application made under s92 of the Act, subject to PDA development conditions forming part of this decision notice.
Decision date	2 September 2020
Currency period	6 years for MCU 4 years for ROL

**Plans and documents**

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

Approved plans and documents		Number	Date
1.	Carseldine Urban Village Plan of subdivision Stage 2 – overall, prepared by RPS	128180-73 Rev C	8 July 2020
2.	Carseldine Urban Village Plan of subdivision Stage 2 – terrace allotments, prepared by RPS	128180-74 Rev C	8 July 2020
3.	Carseldine Urban Village Plan of subdivision Stage 2 – master allotments, prepared by RPS	128180-91	8 July 2020
4.	Carseldine Urban Village Plan of subdivision Stage 2 – Plan of development Stage 2, prepared by RPS	128180-75 Rev C	8 July 2020
5.	Carseldine Urban Village Plan of subdivision Stage 2 – car parking analysis plan, prepared by RPS	128180-76 Rev C	8 July 2020
6.	Carseldine Urban Village Stage 2 landscape concept	Rev B	20 May 2020
7.	Technical Memorandum – Carseldine Urban Village Stage 2 Traffic Assessment, prepared by Cardno	CEB06857	20/07/2020
8.	Engineering Services Report – Carseldine Urban Village – Stage 2, prepared by Calibre Professional Services Pty Ltd	Ref No 20-000258.C.ESR01 Issue A	13 May 2020
9.	Carseldine Village - Ecological Restoration – Sheet 6 Future Stages Impact Plan, prepared by 28°S Environmental	2017-057-ERP-005	15 May 2020
10.	Cover letter- Response to EDQ Further Issues – Carseldine Urban Village Stage 2, prepared by TTM	17BRA0109 L01_1 Stage 2 RFI	20 July 2020
11.	Acoustic Assessment Report Carseldine Urban Village – Stage 2, prepared by TTM	17BRA0109 R03_3 - Stage 2	20 July 2020
12.	Bulk Earthworks Layout Plan, Sheet 1 of 2, prepared by Calibre	20-000258, EW-01, Rev1	11 May 2020
13.	Bulk Earthworks Layout Plan, Sheet 1 of 2, prepared by Calibre	20-000258, EW-02, Rev1	11 May 2020
14.	Bulk Earthworks Typical Sections, prepared by Calibre	20-000258, EW-03, Rev1	11 May 2020
15.	Road Functional Layout Plan, Sheet 1 of 2, prepared by Calibre	20-000258, RF-01, Rev1	11 May 2020
16.	Road Functional Layout Plan, Sheet 2 of 2, prepared by Calibre	20-000258, RF-02, Rev1	11 May 2020
17.	Stormwater Concept Layout Plan, Sheet 1 of 2, prepared by Calibre	20-000258, SW-01, Rev1	11 May 2020

18.	Stormwater Concept Layout Plan, Sheet 2 of 2, prepared by Calibre	20-000258, SW-02, Rev1	11 May 2020
19.	Water and Sewer Master Plan, prepared by Calibre	20-000258, S-W-01, Rev1	11 May 2020
20.	Updated Stormwater Management Plan, prepared by DesignFlow	Version 4	10 October 2019
21.	Technical memorandum – Carseldine Urban Village – Updated Flood Assessments to Support Stage 1 development	DesignFlow	15 May 2020
22.	Addendum to Carseldine Urban Village – Updated Flood Assessments to Support Stage 1 Development	DesignFlow	27 May 2020
23.	Technical Memorandum – Flood impact assessment to support Stage 2 Development	DesignFlow Technical Memorandum	15 May 2020

## **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, DSSTI 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, DSSTI 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, DSSTI 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, DSDTI **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDTI 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, DSDTI 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, DSDTI 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 EDQ, dated 14 April 2020 (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) **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;
  - c) **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
  - d) **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;
  - e) **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
  - f) **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **UU** means Urban Utilities.

## PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
<b>General</b>		
<b>1.</b>	<p><b>Carry out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to survey plan endorsement
<b>2.</b>	<p><b>Certification of Operational Works</b></p> <p>All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p> <p>Conditions that require compliance with the <i>Certification Procedures Manual</i> are as follows:</p> <ul style="list-style-type: none"> <li>i. Condition 5 Construction Management Plan;</li> <li>ii. Condition 6 Traffic Management Plan;</li> <li>iii. Condition 8 Out of Hours – <i>Compliance Assessment</i>;</li> <li>iv. Condition 9 Retaining Walls;</li> <li>v. Condition 10 Filling and Excavation;</li> <li>vi. Condition 11 Roads – Internal;</li> <li>vii. Condition 12 Services Trench;</li> <li>viii. Condition 13 Water – Internal;</li> <li>ix. Condition 14 Sewer – Internal;</li> <li>x. Condition 15 Stormwater Management (Quality);</li> <li>xi. Condition 16 Stormwater Management (Quantity);</li> <li>xii. Condition 18 Street Lighting;</li> <li>xiii. Condition 19 Electricity;</li> <li>xiv. Condition 20 Telecommunications;</li> <li>xv. Condition 21 Broadband;</li> <li>xvi. Condition 22 Public Infrastructure – Damage, Repairs and Relocation;</li> <li>xvii. Condition 25 Streetscape Works;</li> <li>xviii. Condition 27 Acid Sulfate Soils; and</li> <li>xix. Condition 28 Erosion and Sediment Management.</li> <li>xx. Condition 32 Railway Noise</li> </ul>	As required by the <i>Certification Procedures Manual</i>
<b>3.</b>	<p><b>Street Naming</b></p> <p>Submit to EDQ Development Assessment, DSSTI a schedule of street names approved by Council.</p>	Prior to survey plan endorsement
<b>4.</b>	<p><b>Entry walls or features</b></p> <p>The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSSTI.</p>	As indicated
<b>Engineering</b>		
<b>5.</b>	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DSSTI a site- based Construction Management Plan (CMP), prepared by the principal site contractor and endorsed by a suitably qualified ecologist, that includes:</p> <ul style="list-style-type: none"> <li>i. preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to: <ul style="list-style-type: none"> <li>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>. Provision required for dust monitoring and management of dust emissions due to material import/export and haulage;</li> <li>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</li> </ul> </li> </ul>	a) Prior to commencement of site works

No.	Condition	Timing
	<p><i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</p> <p>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;</p> <p>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;</p> <p>ii. waterway management measures, including the location and duration of temporary waterway barriers (where relevant, such as stormwater outfalls);</p> <p>iii. environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tusked frog will be minimized (were relevant);</p> <p>iv. fauna management protocols including the involvement of an experienced fauna spotter catcher, and the timing of fauna spotter catcher involvement;</p> <p>v. details of any relocation or removal of fauna from the construction area and protocols on how this will be achieved;</p> <p>vi. a complaints procedure, including escalation, to be established and maintained through the course of development;</p> <p>vii. site management provisions including (where relevant) but not limited to the following:</p> <p>A. provision for pedestrian management including alternative pedestrian routes, past or around the site;</p> <p>B. location of and impacts on any local authority's assets on or external to the site;</p> <p>C. temporary vehicular access points and frequency of use;</p> <p>D. provision for loading and unloading materials;</p> <p>E. location of materials, structures, 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 6 Traffic Management Plan, Condition 26 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>

No.	Condition	Timing
6.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DSSTI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ol style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. management of material haulage and mitigating impacts upon the road network;</li> <li>iii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li> <li>iv. risk identification, assessment and identification of mitigation measures;</li> <li>v. ongoing monitoring, management review and certified updates (as required); and</li> <li>vi. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ol> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
7.	<p><b>Construction Hours</b></p> <p>Unless otherwise agreed to in writing by EDQ Development Assessment, DSSTI, construction hours for works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p>	As indicated
8.	<p><b>Out of Hours – Compliance Assessment</b></p> <p>a) Where works are proposed outside of the normal construction hours specified in Condition 7 Construction Hours of this PDA Development Approval, submit to EDQ Development Assessment, DSSTI 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> <ol style="list-style-type: none"> <li>i. reason for the request;</li> <li>ii. site plan(s);</li> <li>iii. reasons that the proposed works can not reasonably or safely be undertaken within the normal construction hours;</li> <li>iv. potential adverse impacts and proposed mitigation strategies / measures;</li> <li>v. a community engagement strategy; and</li> <li>vi. all permits relating to other authorities (Council, DTMR or Queensland Police Service) for the proposed works.</li> </ol> <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>
9.	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSSTI detailed engineering plans, certified by an RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSSTI.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of retaining wall works</p> <p>b) Prior to survey plan endorsement</p>



No.	Condition	Timing
	<p>c) Submit to EDQ Development Assessment, DSDTI 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 submitted under part a) of this condition.</p>	<p>c) Prior to survey plan endorsement</p>
<p><b>10.</b></p>	<p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans, certified by an RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments and the approved (<i>Engineering Services</i>) Report, reference 20- 000258.C.ESR01 Issue A, prepared by Calibre Professional Services Pty Ltd, dated 13/05/2020.</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>i. include an RPEQ certified geotechnical soils assessment and slope stability assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans submitted under condition 27;</li> <li>iii. provide a dispersive area management plan certified by an RPEQ or CPESC where dispersive soils will be disturbed, including risk mapping, treatment and rehabilitation ;</li> <li>iv. 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;</li> <li>v. ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and</li> <li>vi. provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDTI certification from an RPEQ that all earthworks have been carried out generally accordance with the certified plans submitted under part a) 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>
<p><b>11.</b></p>	<p><b>Roads – Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI engineering design and construction drawings, certified by an RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the following plans/documents and requirements:</p> <ol style="list-style-type: none"> <li>i. the approved <i>Plan of Subdivision Stage 2 – Overall</i>, drawing number 128180-73, revision C, prepared by RPS, dated 08/07/2020;</li> <li>ii. the approved <i>Plan of Subdivision Stage 2</i>, drawing number 128180-74, revision C, prepared by RPS, dated 08/07/2020;</li> <li>iii. the approved (<i>Engineering Services</i>) Report, reference 20-000258.C.ESR01 Issue A, prepared by Calibre Professional Services Pty Ltd, dated 13/05/2020;</li> <li>iv. relevant Council standards; and</li> <li>v. provide an assessment by an RPEQ to determine the signage and line marking required at the T-Intersection and car parking adjacent to Lot 2038 to improve safety and driver awareness both for vehicles approaching the intersection and users of right-angled car parking.</li> </ol> <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, DSDTI ‘as constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all road works constructed in</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
	accordance with this condition.	
12.	<p><b>Services Trench</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI services layout plans certified by an RPEQ to demonstrate that, where proposed, the services trench arrangement 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>
13.	<p><b>Water – Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI a water reticulation Precinct Network Plan, endorsed by Urban Utilities (UU).</p> <p>b) Submit to EDQ Development Assessment, DSDTI detailed water reticulation design plans, certified by an RPEQ, generally in accordance with the PDA Guideline No. 13 Engineering standards and the endorsed UU 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, DSDTI ‘as constructed’ plans, asset register, pressure and bacterial test results in accordance with UU 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>
14.	<p><b>Sewer – Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI a sewer reticulation Precinct Network Plan, endorsed by UU.</p> <p>b) Submit to EDQ Development Assessment, DSDTI detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with the with PDA Guideline No. 13 Engineering standards and the UU 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, DSDTI ‘as constructed’ plans, asset register, pressure and CCTV results in accordance with UU current adopted standards, of all sewer reticulation works constructed in accordance with 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) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
15.	<p><b>Stormwater Management (Quality)</b></p> <p>Provide written evidence from an RPEQ confirming that the stormwater management (quality) works required under the Carseldine Village Stage 1 PDA development approval (EDQ reference: DEV2019/1074) have been constructed generally in accordance with that PDA development approval.</p>	<p>Prior to survey plan endorsement</p>

No.	Condition	Timing
16.	<p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ Development Assessment, DSSTI detailed design plans and hydraulic calculations, certified by an RPEQ, for the proposed stormwater drainage system generally in accordance with PDA Guideline No. 13 Engineering standards.</p> <p>b) Provide written evidence from an RPEQ confirming that the stormwater management (quantity) works required under the Carseldine Village Stage 1 PDA development approval have been constructed generally in accordance with “Carseldine Urban Village – Flood Impact Assessment to Support Stage 1 Development”. Provide certification that the Stage 2 stormwater system design connects to this system and discharges per the approved stormwater management plans.</p> <p>c) Construct the works in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSSTI ‘as constructed’ plans including an asset register and test results, certified by an RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with 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> <p>d) Prior to survey plan endorsement</p>
17.	<p><b>Access to lots</b></p> <p>Submit to EDQ Development Assessment, DSSTI evidence that legal access to the proposed Lots 2030-2038 has been achieved through the dedication of roads, or the creation of access easements over constructed roads, in favour of the lot owners.</p>	<p>Prior to survey plan endorsement</p>
18.	<p><b>Street Lighting</b></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 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’;</p> <p>d) be generally in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’; and</p> <p>e) be located such that the light poles and luminaires do not present an obstruction (in horizontal or vertical planes) and provide for clear vehicle manoeuvring for residential vehicles and refuse servicing vehicles.</p>	<p>Prior to survey plan endorsement</p>
19.	<p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DSSTI 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>	<p>Prior to survey plan endorsement</p>
20.	<p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DSSTI 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 subdivision.</p>	<p>Prior to survey plan endorsement</p>
21.	<p><b>Broadband</b></p> <p>Submit to EDQ Development Assessment, DSSTI a written agreement from an authorised telecommunications service provider that infrastructure within</p>	<p>Prior to survey plan endorsement</p>

No.	Condition	Timing
	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.	
22.	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement
23.	<p><b>Innovative Design and Materials – Compliance Assessment</b></p> <p>Submit to EDQ Development Assessment, DSSTI 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 PDA development 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><b>Note</b>—<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 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>	Prior to survey plan endorsement
24.	<p><b>Contributed Asset(s) – Non-Standard</b></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</p>	Prior to survey plan endorsement

No.	Condition	Timing
	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, DSDTI 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.	
<b>Landscape and Environment</b>		
<b>25.</b>	<p><b>Streetscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI 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 Carseldine Urban Village Stage 2 Landscape Concept Plans, revision B, prepared by Urbis, dated 20/05/2020.</p> <p>The detailed streetscape works drawings are to include, where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’;</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ol> <p>b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDTI ‘as constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>a) Prior to commencement of Streetscape works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>26.</b>	<p><b>Fauna Flora Management Plan – Compliance Assessment</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI for compliance assessment a Fauna Flora Management Plan (FFMP) prepared by a suitably qualified ecologist, generally in accordance with the approved <i>Future Stages Impact Plan</i>, drawing number 2017-057-ERP-005, prepared by 28 South Environmental, dated 15/05/2020; the requirements set out in the <i>Ecological Assessment Report</i> (masterplan), prepared by 28 South Environmental, dated 08/10/2019; the environmental provisions of the Fitzgibbon PDA development scheme; and the Fitzgibbon Bushland Management Plan (FBMP).</p> <p>The FFMP is to set out:</p> <ol style="list-style-type: none"> <li>i. the location, type and area of significant vegetation to be impacted by development;</li> <li>ii. the location of habitat trees to be impacted by development;</li> <li>iii. the location of proposed rehabilitation areas to be utilised to provide necessary offset obligations as defined by the FBMP;</li> <li>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;</li> <li>v. the timing for undertaking the rehabilitation works; and</li> <li>vi. a maintenance period for the rehabilitation works.</li> </ol> <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, DSDTI, written evidence prepared by a suitably qualified person, stating that the rehabilitation works have been carried out generally in accordance with the FFMP</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>

No.	Condition	Timing
	approved under part a) of this condition.	
27.	<p><b>Acid Sulfate Soils (ASSMP)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be 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>a) Prior to commencement of or during site works</p> <p>b) Prior to survey plan endorsement</p>
28.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDTI 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"> <li>i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</li> <li>ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</li> </ul> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
29.	<p><b>Sustainability – Compliance Assessment (for Part b) and c) of this condition only)</b></p> <p>Submit to EDQ Development Assessment, DSDTI for compliance assessment, 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) of this condition—</p> <p>a) Sustainability criteria:</p> <ul style="list-style-type: none"> <li>i) New building sustainability rating: <ul style="list-style-type: none"> <li>- Individual development/building requirements— New buildings within the PDA are required to demonstrate best practice in sustainability, [defined as the] development achieving a 5 Star design rating under the applicable Green Building Council of Australia Green Star rating tool, or another recognised equivalent.</li> </ul> </li> <li>ii) non-potable water demand and reuse <ul style="list-style-type: none"> <li>- the overall target is to achieve a 50% reduction in non-potable water demand across the Urban Village; and</li> <li>- development provides a lot/development based water plan which addresses non-potable water demand and reuse and stormwater quality management.</li> </ul> </li> </ul> <p>b) Development strategy: Submit overall development strategy documents which demonstrate whole of development compliance with part a) of this condition, and which establishes the criteria and acceptable solutions for individual development Stages and lots.</p> <p>c) Development delivery – Design: Submit evidence that the development design for Stage 2 (dedicated assets and proposed lot development works) and the cumulative development to date satisfies the sustainability criteria in part a) in</p>	<p>Prior to survey plan endorsement</p>

No.	Condition	Timing
	<p>accordance with part b) of this condition.</p> <p>Sustainability requirements for individual lots must be further developed from part b) strategy, including verification that acceptable solutions are available for procurement/implementation. Prepare a post-approval process information package which details acceptable evidence for as-built verification and standard compliance documentation templates (e.g. statutory declarations and checklists).</p> <p>d) Development delivery – As-built (Public Assets): Submit as-constructed information and RPEQ certification to verify that the Stage 2 development dedicated assets were constructed in accordance with part c) of this condition.</p>	
30.	<p><b>Refuse Collection</b></p> <p>Submit to EDQ Development Assessment, DSDTI refuse collection approval from Council or a private waste contractor.</p>	Prior to survey plan endorsement
<b>Railway Corridor and Future Busway Corridor (DTMR)</b>		
31.	<p><b>Stormwater and flooding – <i>Compliance Assessment</i></b> (for part b) of this condition only)</p> <p>a) Submit to EDQ Development Assessment, DSDTI the written agreement of DTMR accepting the worsening on the future bus corridor which is documented within:</p> <ul style="list-style-type: none"> <li>• Updated Stormwater Management Plan, Version 4 (DesignFlow 10 October, 2019)</li> <li>• <i>Technical memorandum – Carseldine Urban Village – Updated Flood Assessments to Support Stage 1 development</i> (DesignFlow 15 May 2020)</li> <li>• <i>Addendum to Carseldine Urban Village – Updated Flood Assessments to Support Stage 1 Development</i> (DesignFlow, 27 May 2020)</li> </ul> <p>OR</p> <p>b) Submit to EDQ Development Assessment, DSDTI for compliance assessment an amendment to the part a) referenced stormwater and flooding management plans, prepared by DesignFlow, certified by an RPEQ qualified and experienced in hydrology and hydraulics that includes the following:</p> <ol style="list-style-type: none"> <li>i. Proposed mitigation works that would ensure ‘non worsening’ upon the future busway corridor;</li> <li>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</li> <li>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.</li> </ol> <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, DSDTI, 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>a) Prior to survey plan endorsement</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>

No.	Condition	Timing
32.	<p><b>Railway noise</b></p> <p>a) Carry out the development generally in accordance with the Acoustic Assessment Report, prepared TTM, dated 20/07/2020, report number 17BRA0109_03 – Stage 2, revision 3. In particular:</p> <ul style="list-style-type: none"> <li>• Construct noise barriers in accordance with Section 9.1 – Acoustic Barrier, Figure 10: Recommended Acoustic Barrier – Rail Noise and Appendix A. Minimum noise barrier heights must be 1.8m and 3.6m above finished ground level; and</li> <li>• Building pads must not exceed the levels specified in Appendix C.</li> </ul> <p>b) The noise barriers must be designed in accordance with:</p> <ul style="list-style-type: none"> <li>• Queensland Rail Civil Engineering Technical Requirement – CIVIL-SR-014 – <i>Design of Noise Barriers Adjacent to Railways</i>. The noise barriers, including foundation structures, must be constructed on the site and not in the railway corridor.</li> </ul> <p>c) Submit to EDQ Development Assessment, DSSTI RPEQ certified drawings and other supporting documentation that demonstrates the noise barriers and building pads have been designed in accordance with parts a) and b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSSTI, RPEQ certified as-constructed drawings, an as-constructed survey of building pads prepared by a registered surveyor and other supporting documentation in a format acceptable by the asset owner, that demonstrates the development has been constructed in accordance with parts a) and b) of this condition.</p> <p><b>Reason</b>  <i>The noise barriers will adjoin the railway corridor and therefore need to be constructed to certain standards. The noise barriers are required to achieve the internal railway noise criteria for Stage 2.</i></p>	<p>a) – d)  Prior to survey plan endorsement</p>
<b>Surveying, land transfers and easements</b>		
33.	<p><b>Easements over infrastructure</b></p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to survey plan endorsement</p>
34.	<p><b>Easements over drainage infrastructure and overland flow paths</b></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 24 Contributed Asset(s) – Non- Standard.</p> <p>The terms of the easements are to be to the satisfaction of the Chief</p>	<p>Prior to survey plan endorsement</p>



No.	Condition	Timing
	Executive Officer of the Council.	
35.	<p><b>Small lot development easements for lots ≤450m<sup>2</sup></b></p> <p>For standard format lot sub-divisions where:</p> <ol style="list-style-type: none"> <li>i. a lot is 450m<sup>2</sup> or less, and</li> <li>ii. the lot adjoins another lot 450m<sup>2</sup> or less, and</li> <li>iii. 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;</li> </ol> <ol style="list-style-type: none"> <li>a) 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 or more of the following purposes (but only where those relevant circumstances will exist): <ol style="list-style-type: none"> <li>i. support;</li> <li>ii. shelter;</li> <li>iii. projections;</li> <li>iv. maintenance; or</li> <li>v. roof water drainage*.</li> </ol> </li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>b) Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one or more of the above purposes (but only where those relevant circumstances will exist).</li> </ol> <p>*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.</p>	Prior to survey plan endorsement
<b>Infrastructure Charges</b>		
36.	<p><b>Infrastructure Contributions</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>• where a 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</li> <li>• 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 the payment.</li> <li>• Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</li> </ul>	In accordance with the IFF

## PDA Development Conditions – MATERIAL CHANGE OF USE

No.	Condition	Timing
<b>General</b>		
<b>37.</b>	<p><b>Carry out the Approved Development – POD</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents, including specifically the approved Plan of Development Stage 2, drawing number 128180- 75 revision C, prepared by RPS, dated 08/07/2020</p>	Prior to commencement of use and to be maintained
<b>38.</b>	<p><b>Compliance Assessment – Corner Lots Activated Frontage</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment house plans, prepared by a suitably qualified person, providing an engaging façade to both street frontages, generally in accordance with the approved <i>Stage 2 – Plan of Development</i>, drawing reference 128180 – 75 Rev C, prepared by RPS, dated 08/07/2020, for corner lots 2039, 2048, 2010, 2001, 2011, 2019, 2029, 2020, 2030, and 2038.</p> <p>b) Construct the terrace house generally in accordance with the plans 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>
<b>39.</b>	<p><b>Certification of Operational Works</b></p> <p>All operational works undertaken in accordance with this PDA development approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
<b>40.</b>	<p><b>Maintain the Approved Development</b></p> <p>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.</p>	At all times
<b>Engineering</b>		
<b>41.</b>	<p><b>Vehicle Access – Residential Lots</b></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, DSDTI 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 commencement of use of the relevant terrace house and to be maintained</p> <p>b) Prior commencement of use of the relevant terrace house</p>
<b>42.</b>	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with UU current adopted standards.</p>	Prior to commencement of use
<b>43.</b>	<p><b>Sewer Connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with UU current adopted standards.</p>	Prior to commencement of use
<b>44.</b>	<p><b>Stormwater Connection</b></p> <p>Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	Prior to commencement of use

No.	Condition	Timing
45.	<p><b>Electricity</b></p> <p>Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.</p>	Prior to commencement of use
46.	<p><b>Telecommunications</b></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
<b>Environment</b>		
47.	<p><b>Acoustic Treatments</b></p> <p>a) In accordance with the approved <i>Plan of Development Stage 2</i>, drawing number 128180-75 revision C, prepared by PRS, dated 08/07/2020, the approved <i>Acoustic Assessment Report</i>, reference 17BRA0109 R03_3, prepared by TTM, dated 20/07/2020, must be considered and mitigation strategies adopted where deemed necessary by the building certifier. Lots 2001-2048 are subject to acoustic constraints.</p> <p>b) Submit written evidence to EDQ Development Assessment, DSSTI 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 and approved <i>Acoustic Assessment Report</i>, reference 17BRA0109 R03_3, prepared by TTM, dated 20/07/2020.</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>
48.	<p><b>Sustainability – Verification</b></p> <p>a) Submit to EDQ Development Assessment, DSSTI evidence that the individual lot development works (buildings, services, appliances and fixtures) meet the Fitzgibbon PDA Development Scheme requirements for Sustainability in accordance with the documents endorsed through compliance assessment Condition 29 parts b) and c).</p> <p>b) Development delivery – As-built (Private Lot Works): Submit evidence to verify that development works undertaken within each lot (non-dedicated assets) are constructed in accordance with Condition 29 parts b) and c). Evidence to be prepared in accordance with documents endorsed through compliance assessment Condition 29 part c).</p>	<p>a) Prior to obtaining building work approval for each affected residential dwelling</p> <p>b) Prior to commencement of use</p>
<b>Infrastructure Charges</b>		
49.	<p><b>Infrastructure Contributions</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>• where a 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</li> <li>• 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 the payment.</li> <li>• Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</li> </ul>	In accordance with the IFF

<b>Advice Notes</b>	
<b>Standard advice</b>	
<b>1.</b>	<p><b>Other Approvals</b></p> <p>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.</p>
<b>Reconfiguring a Lot</b>	
<b>2.</b>	<p><b>Scope of Approved Development – Reconfiguring a Lot</b></p> <p>a) The following condition permits the carrying out of Operational work for Clearing vegetation (<i>Significant vegetation</i>) as exempt development, in accordance with Schedule 1 of the Fitzgibbon PDA Development Scheme:</p> <ol style="list-style-type: none"> <li>i. Condition 26 Fauna Flora Management Plan.</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>i. Condition 5 Construction Management Plan;</li> <li>ii. Condition 6 Traffic Management Plan;</li> <li>iii. Condition 7 Construction Hours;</li> <li>iv. Condition 8 Out of Hours – <i>Compliance Assessment</i>;</li> <li>v. Condition 9 Retaining Walls;</li> <li>vi. Condition 10 Filling and Excavation;</li> <li>vii. Condition 11 Roads – Internal;</li> <li>viii. Condition 12 Common Services Trench;</li> <li>ix. Condition 13 Water – Internal;</li> <li>x. Condition 14 Sewer – Internal;</li> <li>xi. Condition 15 Stormwater Management (Quality);</li> <li>xii. Condition 16 Stormwater Management (Quantity);</li> <li>xiii. Condition 18 Street Lighting;</li> <li>xiv. Condition 19 Electricity;</li> <li>xv. Condition 20 Telecommunications;</li> <li>xvi. Condition 21 Broadband;</li> <li>xvii. Condition 22 Public Infrastructure – Damage, Repairs and Relocation;</li> <li>xviii. Condition 25 Streetscape Works;</li> <li>xix. Condition 26 Fauna Flora Management Plan – <i>Compliance Assessment</i>;</li> <li>xx. Condition 27 Acid Sulfate Soils (ASSMP); and</li> <li>xxi. Condition 28 Erosion and Sediment Management.</li> <li>xxii. Condition 32 Railway Noise</li> </ol>
<b>Material Change of Use</b>	
<b>3.</b>	<p><b>Scope of Approved Development – PoD</b></p> <p>This PDA development approval is limited to the identified uses as set out in the approved <i>Plan of Development Stage 2</i>, drawing number 128180-75 revision C, prepared by PRS, dated 08/07/2020, as follows:</p> <ul style="list-style-type: none"> <li>• <i>House</i> (on all residential terrace Lots 2001-2048); and</li> <li>• <i>Home based business</i> (optional on all residential terrace Lots 2001-2048).</li> </ul>

## Advice Notes

### 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:

- i. Condition 37 Carry out the Approved Development – PoD;
- ii. Condition 41 Vehicle Access – Residential Lots;
- iii. Condition 42 Water Connection;
- iv. Condition 43 Sewer Connection;
- v. Condition 44 Stormwater Connection;
- vi. Condition 45 Electricity; and
- vii. Condition 46 Telecommunications.

**\*\* End of Package \*\***