

Our ref: DEV2020/1093

18 December 2020

LEG Construction
C/- Statewide Survey Group
3/123 Link Road
VICTORIA POINT QLD 4165

Attn: Mr Brayden Mason (planning@statewidesurvey.com.au)

Dear Brayden

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE DWELLINGS (62 UNITS) AT 3 MOORES ROAD, REDLAND BAY DESCRIBED AS LOT 100 ON SP309514

On 18 December 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.statedevelopment.qld.gov.au/economic-development-qld/buying-and-developing-land/development-applications-and-assessment/current-applications-and-approvals.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Ms Kari Stephens on 3452 7167 or at kari.stephens@dsdti.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area	Weinam Creek	
Site address	3 Moores Road, Redland Bay	
Lot on plan description	Lot number	Plan description
	100	SP309514
PDA development application details		
DEV reference number	DEV2020/1093	
'Properly made' date	6 February 2020	
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 type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material change of use (62 multiple dwellings)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date	18 December 2020	
Currency period	6 years from Decision date	

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Cover Page	DA.00 issue B	June 2020
2.	Site Plan 1 as amended in red	DA.01 issue C	November 2020
3.	Site Plan 2 & Way Finding	DA.02 issue C	November 2020
4.	Site Plan 3	DA.03 issue C	November 2020
5.	Building 1	DA.05 issue B	June 2020
6.	Building 2	DA.06 issue C	November 2020
7.	Building 2	DA.07 issue B	June 2020
8.	Building 3	DA.08 issue C	November 2020
9.	Building 3	DA.09 issue B	June 2020
10.	Building 4	DA.10 issue C	November 2020
11.	Building 4	DA.11 issue B	June 2020
12.	Building 5	DA.12 issue B	June 2020
13.	Streetscape and Sections	DA.13 issue B	June 2020
14.	Design Features Details	DA.14 issue B	June 2020
15.	Basement carpark layout plan) as amended in red	Q19-323-C09 Rev C	18 November 2020
16.	Landscape concept plan – Bldg 1 / 2	LCP-1 Rev C	5 September 2020
17.	Landscape concept plan – Bldg 3 / 4	LCP-2 Rev C	5 September 2020
18.	Landscape concept plan – Bldg 4 / 5	LCP-3 Rev C	5 September 2020
19.	Landscape concept - Plant Schedule	LCP-4 Rev C	5 September 2020
20.	Landscape Finishes, notes	LCP-5 Rev C	5 September 2020
21.	Erosion & Sediment Control Management plan & details	Q19-323-C01 Rev A	4 June 2020
22.	Earthworks Plan	Q19-323-C02 Rev A	4 June 2020
23.	Earthworks details	Q19-323-C03 Rev B	18 November 2020
24.	Stormwater Drainage Layout Plan	Q19-323-C04 Rev B	18 November 2020
25.	Stormwater Drainage Long Sections	Q19-323-C05 Rev A	4 June 2020
26.	Sewer Connection layout plan	Q19-323-C06 Rev B	18 November 2020
27.	Water Supply layout plan	Q19-323-C07 Rev B	18 November 2020
28.	Driveway / Pathway & Carpark layout plan	Q19-323-C08 Rev C	18 November 2020
29.	Site Plan – Staging & Details	Q19-323-C10 Rev A	4 June 2020
30.	Acid Sulfate Soil Investigation	1-22520	18 May 2020
31.	Site Based Stormwater Management Plan	Q19323	11 June 2020
32.	Traffic Engineering Assessment	PTT Traffic & Transport	30 July 2020

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **RPEQ** means Registered Professional Engineer of Queensland.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: prepostconstruction@dsdmip.qld.gov.au.

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 commencement of use of each stage, or endorsement of the BFP, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
Planning and Urban Design		
3.	Accessible housing Submit to EDQ DA evidence that the approved development delivers a minimum of six accessible units, generally in accordance with the approved plans. <i>NOTE: copies of building work floor plans and an accompanying statement are considered evidence.</i>	Prior to commencement of use of each stage, or endorsement of the BFP, whichever occurs first
4.	Window treatments (public realm and overlooking) a) Windows shall be fitted with external privacy screens to a minimum height of 1800mm, measured from floor level, as follows: i. Southern elevation of building 1 (levels 1 and 2); ii. Northern elevation of building 5 (levels 1 and 2).	Prior to commencement of use of each stage

PDA Development Conditions		
No	Condition	Timing
	b) Windows adjoining Moores Road car park shall be fitted with external screens and sunhoods, as follows: i. Western elevation of building 2 (levels 1, 2 and 3); ii. North-western elevation of building 3 (levels 1,2 and 3); iii. North-western elevation of building 4 (levels 1,2 and 3).	
5.	Window treatments (privacy) For window located less than 9m from another building face containing windows, those windows shall be treated through the installation of: a) Sill heights at a minimum height of 1.5m above floor level b) Fixed opaque glazing in any part of a window below 1.5m above floor level	Prior to commencement of use of each stage, or endorsement of the BFP, whichever occurs first
6.	Bin enclosures Provide a roof structure over each bin enclosure that has no more than 25% of the total roof area open to the sky.	Prior to commencement of use for each stage
7.	Clothes Drying Facilities Provide evidence in the Community Management Statement that balconies shall not be used as clothes drying areas.	Prior to the endorsement of the BFP for stage 1, and ongoing
8.	Minimum Habitable Floor Level Provide evidence that the minimum habitable floor level is at least: a) RL3.52m AHD for buildings 1 and 5; and b) RL4.22 AHD for buildings 2, 3 and 4.	Prior to the endorsement of the BFP for each stage
Sustainability		
9.	Sustainable Energy Rating Submit to EDQ TS evidence that the approved development has been constructed to achieve a NatHERS (Nationwide House Energy Rating Scheme) energy rating of at least 5 stars for individual units and an average of at least 6 stars across all units in the buildings.	Prior to commencement of use for each stage, or endorsement of BFP, whichever occurs first
10.	Harvesting and Re-use For each stage of the development, submit to EDQ DA, evidence of: a) An energy harvesting system (ie wind, solar etc) with the capacity to meet the ongoing costs of powering the common areas of each stage of the development (lights, lifts, pool filtration etc) b) A rainwater harvesting system capable of capturing rainwater runoff for re-use on the site for irrigation of landscaping	Prior to commencement of use for each stage, or endorsement of BFP, whichever occurs first
11.	Electric Vehicle Charging a) Provide a minimum of two electric vehicle charging stations for the development, with each charging station located within a dedicated parking bay. b) Provide updated plans showing the location of the electric vehicle charging stations with the certification. c) Submit to EDQ TS evidence from a suitably qualified professional that the requirements of parts a) and b) of this condition have been met.	Prior to the commencement of use for Stage 2, or endorsement of BFP, whichever occurs first
Parking, Access, Servicing		
12.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – Parking Facilities and the following approved report/plans: i. Traffic Engineering Assessment report prepared by PTT and dated 30 July 2020; and ii. Basement carpark layout plan Q19-323-C09 Rev C.	Prior to the commencement of use for Stage 2, or endorsement of BFP, whichever occurs first

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PDA Development Conditions		
No	Condition	Timing
	<p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Provide 12 months maintenance to the street trees, from the date of written confirmation from EDQ TS that planting is satisfactory.</p>	<p>b) Prior to commencement of use for stage 1</p> <p>c) As specified</p>
18.	<p>Footpath reinstatement and extension Following construction of the driveway crossover, reinstate the footpath to match the width and profile of the existing path. The footpath must extend to the property boundaries of both adjoining lots (Lot 21 and Lot 9).</p>	Prior to commencement of use
19.	<p>Outdoor Lighting Outdoor lighting within the site, shall be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.</p>	Prior to commencement of use for each stage and then to be maintained
Engineering (Infrastructure, Services and Networks)		
20.	<p>Water Connection Connect the development to the existing water reticulation network in accordance with Redland Water current adopted standards.</p>	Prior to commencement of use for each stage
21.	<p>Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Redland Water current adopted standards.</p>	Prior to commencement of use for each stage
22.	<p>Stormwater Lawful point of discharge Connect the development to the existing stormwater discharge point that was provided by the adjacent carpark site in favour of this development.</p>	Prior to commencement of use
23.	<p>Stormwater Management (Quality) a) Submit to EDQ TS, for detailed engineering design and construction drawings, certified by an RPEQ, prepared with reference to the <i>Site Based Stormwater Management Plan (SBSMP), prepared by Neil McKenzie & Associates dated 11 June 2020.</i></p> <p>The SBSMP and associated design and construction drawings are to:</p> <ul style="list-style-type: none"> i. Be prepared generally in accordance with: <ul style="list-style-type: none"> A. <i>PDA Guideline No. 13 Engineering standards – Stormwater quality;</i> B. <i>The WaterByDesign - Bioretention Technical Design Guideline: Version 1.1;</i> and ii. Achieve the stormwater quality criteria in the <i>State Planning Policy 2017</i>, without the need to lift the level of the car park. <p>b) Construct the works generally in accordance with the SBSMP approved under part a) of this condition.</p> <p>c) Submit to EDQ TS, 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) Prior to commencement of use for each stage</p>
24.	<p>Stormwater Management (Quantity) a) Submit to EDQ TS, detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with the following documents:</p> <ul style="list-style-type: none"> i. <i>PDA Guideline No. 13 Engineering standards – Stormwater</i> 	a) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	<p><i>quantity</i>, and</p> <ul style="list-style-type: none"> ii. the approved <i>Site Based Stormwater Management Plan</i> required under Conditions of this approval Stormwater Management (Quality). iii. the compliance assessed and approved <i>Engineering Assessment Report, prepared by Neil McKenzie & Associates dated 11 June 2020</i>. i. the compliance assessed and approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020</i>. <ul style="list-style-type: none"> b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS, 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition. 	<ul style="list-style-type: none"> b) At all times during construction c) Prior to commencement of use for each stage
25.	<p>Electricity Submit to EDQ TS written evidence from Energex confirming:</p> <ul style="list-style-type: none"> a) that existing underground low-voltage electricity supply is available to the development; <p>OR</p> <ul style="list-style-type: none"> b) that the applicant has entered into an agreement to provide underground electricity services to the development. 	Prior to commencement of site works for each stage
26.	<p>Telecommunications Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	Prior to commencement of site works for each stage
27.	<p>Broadband Submit to EDQ TS a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of site works for each stage
28.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <ul style="list-style-type: none"> a) All Works must not damage or compromise the function or performance of any existing public infrastructure. b) Notify, and obtain all necessary approvals from the relevant infrastructure provider where the development requires alterations to existing utility mains, services, Roads, bikeways and footpaths, or other installations prior to commencing works. c) Repair any damage to existing public infrastructure that occurs during Works carried out in association with the Development, within or external to the site, in compliance with the relevant standards and infrastructure provider's requirements. Rectification works are to be completed no later than 20 business days after damage occurs during Works, unless otherwise agreed to in writing by the EDQ TS. 	<ul style="list-style-type: none"> a) At all times during construction b) Prior to commencement of works c) At all times

PDA Development Conditions		
No	Condition	Timing
Engineering (Construction)		
29.	<p>Appointment of the Project Coordinator</p> <p>a) The Development Proponent must appoint suitably qualified and insured persons to carry out project coordination, certification of works and of other matters required by conditions contained within this PDA development approval.</p> <p>The nominated project coordinator and certifiers must meet the following criteria:</p> <ul style="list-style-type: none"> i. Project coordinator must have project management skills and demonstrated experience commensurate with the scale of the development. ii. Certifiers must have the required technical qualifications in the discipline being certified and demonstrated experience commensurate with the scale of the development. <p>b) Submit to EDQ TS for acceptance the relevant qualifications and experience of the project coordinator and certifiers.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p>
30.	<p>Construction Environmental Management Plan</p> <p>a) Submit to EDQ TS a site-based Construction Environmental Management Plan (CEMP), prepared by the principal site contractor, that manages the following:</p> <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>; 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; and iii. Vegetation management measures, including protective fencing and flagging of vegetation to be retained and to restrict construction related vehicles from damaging the root zones of retained vegetation; iv. Site Management Provisions including (where relevant) but not limited to the following: <ul style="list-style-type: none"> A. Provision for pedestrian management including alternative pedestrian routes, past or around the site; B. Location of and impacts on any local authority's assets on or external to the site; C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials including the location of any remote loading sites; E. Location of materials, structures, plant and equipment to be stored or placed on the construction site; F. Management of waste generated during the construction activities; G. How materials are to be loaded/unloaded and potential impacts on existing street trees; H. Location of proposed external hoardings and gantries (with clearances to street furniture and other footpath assets); I. Employee and visitor parking areas; J. Anticipated staging, programming; K. Provision for fire exit routes for other uses on the 	<p>a) Prior to commencement of site works</p>

PDA Development Conditions		
No	Condition	Timing
	<p>subject or adjoining sites;</p> <p>L. Allowable works times in accordance with those set by the Queensland Environmental Protection Policy (Noise) 2008. The CEMP is to include details of any construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work.</p> <p>b) Prior to submitting the CEMP under part a), the CEMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the CEMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) Prior to commencement of site works</p> <p>c) At all times during site works</p>
31.	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ TS a Site Condition Report, certified an RPEQ to include groundwater risk assessment.</p> <p>b) Where the Site Condition Report under part a) identifies a groundwater risk, submit to EDQ TS a Groundwater Management Strategy (GMS), certified by a RPEQ incorporating at a minimum:</p> <ol style="list-style-type: none"> Strategies for managing groundwater during the staged works phases; An assessment of the groundwater conditions to determine appropriate construction management procedures; Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); and Supporting information confirming the GMS was prepared with reference to the relevant documentation prepared in accordance with Condition 4. <p>c) Undertake all works in accordance with the GMS certified under part b) of this condition.</p>	<p>a) & b) Prior to commencement of site works</p> <p>c) At all times during construction</p>
32.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following:</p> <ol style="list-style-type: none"> Provision for the management of traffic around and through the site during and outside of construction work hours; Provision of parking for workers and materials delivery during and outside of construction hours of work; Risk identification, assessment and identification of mitigation measures; Ongoing monitoring, management review and certified updates (as required); and 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 	<p>a) Prior to commencement of site works</p>

PDA Development Conditions		
No	Condition	Timing
	<p>Council or State road(s).</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p> <p>Advice Note – <i>Traffic operational changes such as temporary and permanent lane modifications, footpath closures and alternative kerbside parking alterations, including bus zones, on roads adjoining the site will require separate approval from Council.</i></p>	<p>b) At all times during site works</p>
33.	<p>Retaining Walls</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls and/or retention walls shall be designed for a design life of not less than 50 years. The design of the walls shall be in accordance with:</p> <ol style="list-style-type: none"> AS4678 – 2002 <i>Earth Retaining Structures and the relevant material standards</i>; and AS3600 – 2018 <i>Concrete Structures</i>. <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 TS.</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 TS 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>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use for each stage, or endorsement of the BFP, whichever occurs first</p>
34.	<p>Filling and Excavation</p> <p>a) Submit to EDQ TS, 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 plans:</p> <ol style="list-style-type: none"> the compliance assessed and approved <i>Engineering Assessment Report, prepared by Neil McKenzie & Associates dated 11 June 2020</i>. the compliance assessed and approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020</i>. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> Include a geotechnical soils assessment of the site; Be consistent with the Erosion and Sediment Control plans submitted under the Erosion and Sediment Management condition (condition 36); Provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; Provide full details of any areas where surplus soils are to be stockpiled. Provide full details of any areas where surplus soils are to be stockpiled; Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and 	<p>a) Prior to commencement of site works</p>

PDA Development Conditions		
No	Condition	Timing
	<ul style="list-style-type: none"> vi. Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material. 	<ul style="list-style-type: none"> b) Prior to commencement of use c) Prior to commencement of use for each stage, or endorsement of the BFP, whichever occurs first
Environment		
35.	Acid Sulfate Soils Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020</i>	At all times during construction
36.	Erosion and Sediment Management <ul style="list-style-type: none"> a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or a certified professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: <ul style="list-style-type: none"> i. <i>Urban Stormwater Quality Planning Guidelines</i>, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. <i>Best Practice Erosion and Sediment Control</i>, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). iv. the compliance assessed and approved <i>Engineering Assessment Report</i>, prepared by Neil McKenzie & Associates dated 11 June 2020. v. the compliance assessed and approved <i>Acid Sulfate Soil Investigation report, prepared by Soil Surveys Engineering Pty Ltd and dated 18 May 2020</i>. <p>Given the proximity of the site to sensitive receiving waters, the ESCP is required to demonstrate how the works will:</p> <ul style="list-style-type: none"> A. Limit clearing to only the area necessary to undertake construction works and shown in the plans; B. Minimise the extent and duration of soil and sediment disturbance; C. Minimise the use of machinery in the waterway; D. Minimise disturbance to the instream bed and banks (e.g. use of geofabric as a work base, or construction of a platform above the substrate); E. Ensure vegetation near waterways is cut no lower than ground level and leaves the root in the ground to aid in soil stabilisation; F. Minimise use of machinery to be no greater than the capacity required for the purpose; G. Control water movement through the site; H. Undertake clearing immediately before construction only; I. Ensure no areas of bare soil unless being actively 	<ul style="list-style-type: none"> a) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	<p>worked;</p> <p>J. Use and maintain sediment barriers such as sediment fences, mulch berms, sediment socks and temporary silt screens and ensure these barriers are functional for the duration of the works;</p> <p>K. Ensure any stockpiles are not in overland flow paths;</p> <p>L. Use bunds to minimise runoff during construction; and</p> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>b) At all times during site works.</p>
37.	<p>Disposal of Soil and Removed Vegetation</p> <p>Any soil created, or vegetation removed, as a result of this PDA development approval is:</p> <p>i. not to be disposed of on tidal lands or within waterways; and</p> <p>ii. is to be managed to prevent acid soil development.</p>	<p>At all times during site works</p>
Surveying, land dedication and easements		
38.	<p>Easements over Infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure 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 commencement of use for each stage, or endorsement of the BFP, whichever occurs first</p>
Infrastructure contributions		
39.	<p>a) Pay to the MEDQ, infrastructure charges in accordance with the IFF, indexed to the date of payment.</p> <p>b) Prior to the commencement of use for each stage, seek from EDQ DA, a calculation of the payable infrastructure charges for the relevant stage/s</p> <p>c) Certified plans detailing the GFA must be provided at the time of payment.</p>	<p>In accordance with the IFF</p>

STANDARD ADVICE

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

**** End of Package ****