



Department of
State Development,
Tourism and Innovation

Our ref: DEV2019/1042/4

23 September 2020

Old Pub Lane Pty Ltd
C/- Ethos Urban
Att: Ms Rebekah McDonald and Mr Ben Haynes
PO Box 205
FORTITUDE VALLEY QLD 4006

Dear Rebekah and Ben

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (CHILD CARE CENTRE) AND RECONFIGURING A LOT (1 LOT INTO 3 LOTS WITH ACCESS EASEMENT) AT 43-77 OLD PUB LANE, GREENBANK DESCRIBED AS LOT 1 ON RP184067

On 23 September 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.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 Anita Torbey Fuller on 3452 7856 or anita.torbeyfuller@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	43-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	1	RP184067
PDA development application details		
DEV reference number	DEV2019/1042	
'Properly made' date	24 August 2020	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Change to: - Material Change of Use - Child Care Centre - Reconfiguration of a Lot – 1 into 3 lots with access easement	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Condition 5 ▪ Condition 6 ▪ Condition 7 ▪ Condition 8 ▪ Condition 9
Original Decision date	8 January 2020
1 st Change to approval date	20 May 2020
2 nd Change to approval date	23 September 2020
Currency period	6 years from original Decision Date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
Roadworks and Drainage Layout		C0310, Rev C	6 August 2020
Water Reticulation Site Plan		C0702, Rev B	6 August 2020
Concept Site Sewer Plan		C0602, Rev A	13 July 2020 (Amended in Red 20 August 2020)
Plans and documents previously approved on 20 May 2020		Number (if applicable)	Date (if applicable)
1.	Waste Water Treatment System	19097A, SK-C070, Rev A	09.04.20
Plans and documents previously approved on 8 January 2020		Number (if applicable)	Date (if applicable)
1.	Lot Subdivision Plan 43-77 Old Pub Lane, Greenbank	Issue P2	03.06.19 (as amended in red dated 12 December 2019)
2.	Childcare Centre Coverpage	TP-000, Issue B	15/10/19
3.	Childcare Centre External Views	TP-001, Issue B	15/10/19
4.	Childcare Centre Site Plan	TP-101, Issue B	15/10/19
5.	Childcare Centre Ground Floor Plan	TP-200, Issue B	15/10/19
6.	Childcare Centre Roof Plan	TP-201, Issue B	15/10/19

7.	Childcare Centre Building North & South Elevation	TP-400, Issue B	15/10/19
8.	Childcare Centre Building East & west Elevation	TP-401, Issue B	15/10/19
9.	Landscape Concept Plan Sheet 1	19.056, Issue B	24/05/19 (as amended in red dated 12 December 2019)
10.	Proposed Planting Schedule Sheet 2	19.056, Issue B	24/05/19
11.	Preliminary Earthworks Plan	19097A- SK-C003, Issue A	N/A (as amended in red dated 12 December 2019)
12.	Site Based Stormwater Management Plan	19097 Rev. B	September 2019
13.	Old Pub lane Commercial Precinct, Greenbank, Ecological Assessment Report Prepared by 28 South Environmental		15 May 2019 (as amended in red dated 17 October 2019) (Approved through preliminary approval DEV2019/1035)

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 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).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.

- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 30 business days** from the date of the notice.
- v. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **30 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

ABBREVIATIONS

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

- 1. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
- 2. **EDQ** means Economic Development Queensland
- 3. **IFF** means the Infrastructure Funding Framework
- 4. **MEDQ** means The Minister of Economic Development Queensland.
- 5. **PDA** means Priority Development Area.
- 6. **RPEQ** means Registered Professional Engineer of Queensland

Reconfiguration of a Lot Conditions

No	Condition	Timing
General		
1.	Carry out the approved development – Reconfiguration of a Lot Carry out the approved development (reconfiguration of a Lot) generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.	As required by the <i>Certification Procedures Manual</i>
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment DSDMIP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
4.	Traffic Management Plan a) Submit to EDQ Development Assessment DSDMIP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and	a) Prior to commencement of site works

	outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s) b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
5.	Old Pub Lane Road a) Submit to EDQ Development Assessment, DSDMIP engineering design and construction drawings, certified by a RPEQ, for the upgrade of Old Pub Lane Road, including swale and pedestrian footpath, generally in accordance with PDA Guideline No. 6 Street and Movement Network and the following approved drawing: i. Roadworks and Drainage Layout, drawing No. C0310, Rev C dated 06.08.2020 and prepared by Bornhorst + Ward b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Stormwater Management a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Roadworks and Drainage Layout, drawing No. C0310, Rev C dated 06.08.2020 and prepared by Bornhorst + Ward. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	d) Establish an easement(s) over the proposed stormwater network where located on the site in favour of Council, generally in accordance with the approved drainage plan referenced in part a) of this condition.	d) Prior to survey plan endorsement
7.	Internal Water Reticulation a) Submit to EDQ Development Assessment, DSDMIP detailed design plans, certified by a RPEQ for the internal water reticulation to service each lot, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following approved plans/documents: i. Water Reticulation Site Plan, Drawing No. C0702, Rev B, dated 06.08.2020 and prepared by Bornhorst + Ward b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards, of all water reticulation works constructed in accordance with this condition. d) Establish an easement over the proposed internal water reticulation mains in favour of Council generally in accordance with the approved water reticulation plan referenced in part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
8.	Compliance Assessment - Sewer Reticulation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed sewer design plans, certified by a RPEQ, to connect the development to the Council’s reticulation sewer within Lot 5 on SP214051 (to be provided by others), generally in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quantity and the following approved plans/documents: i. Concept Site Sewer Plan, drawing No. 19097 C0602, Rev. A, prepared by Bornhorst + Ward as amended in red by EDQ b) Where the reticulation sewer within Lot 5 on SP214051 is not available and the applicant proposes to deliver a temporary on-site wastewater solution as per Condition 9 of this approval, submit to EDQ Development Assessment an uncompleted works bond, in accordance with the CPM, for the uncompleted infrastructure identified in the endorsed design plans submitted as part a) of this condition. c) Construct the sewer reticulation works generally in accordance with the endorsed plans submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to the earliest of: i. 90 days from the Council’s sewer

	d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards, of all sewer reticulation works constructed in accordance with this condition. e) Maintain internal reticulation, private pump station and rising main Advice Note The uncompleted works bond identified in part b) of this condition is to be held by EDQ until such time as the permanent sewer solution has been delivered.	reticulation being available within Lot 5 on SP214051; or ii. Commencement of any new use on Lots 2 or 3 d) Prior to the earliest of: i. 30 days from the completion of the works; or ii. Commencement of any new use on Lots 2 or 3. e) At all times
9.	Compliance Assessment – Temporary On-Site Wastewater Facilities Prior to the connection to the Council's sewer being available within Lot 5 on SP214051: a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and report, certified by a RPEQ, for temporary on-site wastewater facilities to service the proposed childcare centre on Lot 1. b) Construct the temporary on-site wastewater facilities in accordance with the endorsed design plans required under part a) of this condition. c) Operate and maintain the temporary on-site wastewater facilities. d) Decommission the temporary on-site wastewater facilities. Advice Note: On-site wastewater facilities can either be an on-site treatment and effluent disposal or a tankering arrangement at the applicant's cost. Tankering is supported only as a short-term solution, such as when the delivery of the external sewer	a) Prior to survey plan endorsement b) Prior to the commencement of use c) At all times d) Prior to the earliest of: i. 30 days from the time the development is connected to the Council's sewerage network; or ii. Commencement of any new use on Lots 2 or 3.

	on Lot 5 on SP214051, that will provide the connection point to the development, is already underway.	
Landscaping and Environment		
10.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site. b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
11.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
12.	Vegetation Clearing a) Submit to EDQ Development Assessment, DSDMIP a vegetation clearing plan prepared by a suitable qualified arborist (AQF Level 5) or ecologist. b) Undertake vegetation clearing generally in accordance with the plan submitted under part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). d) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in	a) Prior to commencement of clearing b) At all times c) At all times d) Within 3 months of completion of clearing

	accordance with part b) of this condition.	
13.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 1,602sqm of Medium Value Rehabilitation Habitat as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015 and the Old Pub Lane Commercial Precinct, Greenbank, Ecological Assessment Report Prepared by 28 South Environmental, dated 15 May 2019 (as approved through the Preliminary Approval DEV2019/1035); or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015: b) Submit to EDQ Development Assessment, DSDMIP a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. Advice Note An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing
Surveying, land dedications and easements		
14.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement

15.	Access Easement An access easement over Lot 2 to provide access to Lot 3 is to be created at the registration of the survey plan creating Lot 2.	As indicated
16.	Services Easement Services easement over Lots 2 and 3 to provide stormwater, water and sewer service to Lots 1 and 2, plus a sewer easement for the irrigation zone on Lot 3 is to be created at the registration of the survey plan creating Lots 2 and 3.	As indicated
Infrastructure Charges		
17.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision is submitted for endorsement on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision is submitted for endorsement more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

Material Change of Use – Child Care Centre (Lot 1)		
No	Condition	Timing
General		
18.	Carry out the approved development – Child Care Centre Carry out the approved development (child care centre) generally in accordance with the relevant conditions as set out below.	Prior to commencement of use and to be maintained
19.	Certification of Operational Works All operational works for contributed assets undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
Engineering		
20.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with	a) Prior to commencement of site works

	the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
21.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
22.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all retaining wall works 1.0m	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

	or greater in height have been carried out generally in accordance with the certified plans.	
23.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007“<i>Guidelines on Earthworks for Commercial and Residential Developments</i>.” The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans as required by condition 37 – Erosion and Sediment Management; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
24.	Vehicle Access a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the vehicle crossover to Old Pub Lane generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards for a vehicle crossover. The certified design shall include the necessary measures to protect the trunk water mains within the road verge. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that the crossover has been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use

25.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: i. Child care Centre- Ground Floor Plan, Prepared by Alto Architects and dated 6/6/19 ii. All PWD spaces not associated are required to be available at all times to bona fide visitors to the approved development. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
26.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
27.	Sewer connection Connect the development to either a temporary on-site wastewater treatment and disposal system or Council's reticulation sewer network. Advice Note A temporary on-site wastewater treatment and disposal system may only be used until such time that connection to Council's reticulation sewer becomes available as part of any future development and as required by Condition 8 of this permit.	Prior to commencement of use
28.	Stormwater Connection 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.	Prior to commencement of use
29.	Stormwater Management a) Submit to EDQ Development Assessment, DSDMIP detailed design plan of on-site stormwater management infrastructure certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved document: i. Site Based Stormwater Management Plant Rev B, Prepared by Bornhorst & Ward and dated September 2019 (as amended in red dated 12 December 2019).	a) Prior to commencement of works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
30.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
31.	Electricity Submit to EDQ Development Assessment, DSDMIP either: 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 development; or b) written evidence from 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.	Prior to commencement of works
32.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
33.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use
34.	Gas Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development where applicable.	Prior to commencement of use

35.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscaping and Environment		
36.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans: i. Landscape Concept Plan, Sheet 1, document no. 19.056, Issue B, dated 24/05/19 (as amended in red dated 12 December 2019) ii. Proposed Planting Schedule, Sheet 2, document no. 19.056, Issue B, dated 24/05/19. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use and to be maintained
37.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site in accordance b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of roadworks and site works b) At all times during construction
38.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use

Infrastructure Charges		
39.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a building format plan is submitted for endorsement, or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a building format plan is submitted for endorsement, or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF
40.	Sewer connection Connect the development to either a temporary on-site wastewater treatment and disposal system or Council's reticulation sewer network. Advice Note <i>A temporary on-site wastewater treatment and disposal system may only be used until such time that connection to Council's reticulation sewer becomes available as part of any future development and as required by Condition 8 of this permit.</i>	Prior to commencement of use
41.	Stormwater Connection 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.	Prior to commencement of use
42.	Stormwater Management a) Submit to EDQ Development Assessment, DSDMIP detailed design plan of on-site stormwater management infrastructure certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved document: i. Site Based Stormwater Management Plant Rev B, Prepared by Bornhorst & Ward and dated September 2019 (as amended in red dated 12 December 2019). b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use

	c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to commencement of use
43.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
44.	Electricity Submit to EDQ Development Assessment, DSDMIP either: 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 development; or b) written evidence from 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.	Prior to commencement of works
45.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
46.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use
47.	Gas Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development where applicable.	Prior to commencement of use

48.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscaping and Environment		
49.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans: i. Landscape Concept Plan, Sheet 1, document no. 19.056, Issue B, dated 24/05/19 (as amended in red dated 12 December 2019) ii. Proposed Planting Schedule, Sheet 2, document no. 19.056, Issue B, dated 24/05/19. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use and to be maintained
50.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site in accordance b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of roadworks and site works b) At all times during construction
51.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use

Infrastructure Charges		
52.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a building format plan is submitted for endorsement, or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a building format plan is submitted for endorsement, or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

STANDARD ADVICE

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

**** End of Package ****