

Our ref: DEV2019/1054

17 May 2021

N Campbell
C/- Urban Strategies Pty Ltd
Att: Ms Tricia Davidson
PO Box 3368
SOUTH BRISBANE QLD 4101

Email: T.Davidson@urbanstrategies.com.au

Dear Tricia

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – CHILD CARE CENTRE AT 221-223 TEVIOT ROAD, GREENBANK DESCRIBED AS LOT 9 ON RP184971

On 17 May 2021 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

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

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422 or at brandon.bouda@dsdilgp.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	221-223 Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	9	RP184970
PDA development application details		
DEV reference number	DEV2019/1054	
'Properly made' date	12 August 2019	
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	Child Care Centre with Context Plan	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval is for Childcare Centre.	
Decision date		17 May 2021	
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.	Title Page and Location Plan, prepared by Merrin & Cranston	DA.100, Revision P03	11/6/20
2.	Existing Site and Demolition Plan, prepared by Merrin & Cranston	DA.101, Revision P05	26/6/19
3.	Overall Site and Roof Plan, prepared by Merrin & Cranston	DA.102, Revision P07	19/10/20
4.	3D Perspectives – Sheet 1, prepared by Merrin & Cranston	DA.103, Revision P03	26/6/19
5.	3D Perspectives – Sheet 2, prepared by Merrin & Cranston	DA.104, Revision P03	26/6/19
6.	Ground Floor Plan, prepared by Merrin & Cranston	DA.200, Revision P06	26/6/19
7.	Elevations, prepared by Merrin & Cranston	DA.300, Revision P03	26/6/19
8.	Sections, prepared by Merrin & Cranston	DA.301, Revision P03	26/6/19
9.	Preliminary Bulk Earthworks Layout Plan	C3301-SK11 Rev. C	18.06.20
10.	Preliminary Bulk Earthworks Sections	C3301-SK12 Rev. D	18.06.20
11.	Stormwater Management Layout Plan	C3301-SK21 Rev. D	18.06.20
12.	External Works Layout Plan	C3301-SK24 Rev. A	18.06.20
13.	Stormwater Details Plan	C3301-SK24 Rev. A	02.11.20
14.	Site Based Stormwater Management Plan	MNCE Ref: C3301, Rev E	04/11/20

15.	Landscape Concept Plan – Ground Floor, Prepared by FredSt	1.01, Revision B	16.06.20 (as amended in red dated 19/02/2021)
16.	Landscape Concept Plan – Detail Floor, Prepared by FredSt	1.02, Revision B	16.06.20 (as amended in red dated 19/02/2021)
17.	Landscape Concept Plan – Section & Design Intent, Prepared by FredSt	1.03, Revision B	16.06.20 (as amended in red dated 19/02/2021)
18.	Materials Palette, Prepared by FredSt	1.04, Revision B	16.06.20
19.	Planting Palette, Prepared by FredSt	1.05, Revision B	16.06.20
20.	Vegetation Retention Plan, Prepared by S5 Environmental	S50249_VRP_001 - 006, Issue D	26/06/2020
21.	Bushfire Hazard Assessment and Management Plan, Prepared by S5 Environmental	S50249ER002, Rev 04	16 June 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 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 30 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 30 business days** from the date of notification.
 - iv) **within 30 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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@dsgmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsgmip.qld.gov.au.

ABBREVIATIONS

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

- 1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
- 2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
- 3. **Council** means Logan City Council.
- 4. **DSDILGP** means The Department of State Development, Infrastructure, Local Government and Planning.
- 5. **EDQ** means Economic Development Queensland

6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
7. **EDQ TS** means Economic Development Queensland's – Technical Services team.
8. **IFF** means Infrastructure Funding Framework.
9. **MEDQ** means The Minister of Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, 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.	At all times
Construction Management		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ [civil/environmental] or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i. construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii. <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8.	Traffic management plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require</i>	a) Prior to commencing work b) During construction

	<i>authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	
9.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use
10.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ [civil], and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments and ii) the approved Preliminary Bulk Earthworks Layout Plan, Plan No. C3301-SK11, Rev C, dated 18.06.20; and iii) the approved Preliminary Bulk Earthworks Sections, Plan No. C3301-SK12, Rev D, dated 18.06.20 The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are	a) Prior to commencing earthworks

	not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ [civil] certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
11.	Retaining walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ [civil], of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; and ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>) b) Carry out retaining wall work generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS certification from an RPEQ [civil] 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
12.	Temporary Vehicle Access - Teviot Road Prior to the permanent vehicle access being available to Lot 9 on RP184970: a) Design and construct a temporary vehicle crossover from Teviot Road generally in accordance with the approved plans and the relevant Council standards.	a) Prior to commencement of use and to be maintained

	b) Submit to EDQ TS written evidence certified by a RPEQ demonstrating that the crossover has been provided in accordance with part a) of this condition c) Within 30 days of the construction of the permanent vehicle access in accordance with condition 13, remove the temporary vehicle crossover on Teviot Road from the deceleration lane into the site and deliver the continuation of the road verge which was previously driveway.	b) Prior to commencement of use c) As indicated
13.	Compliance Assessment – Permanent Vehicular Access a) Submit to EDQ DA for compliance assessment preliminary design plans, including preliminary cost estimates, certified by a RPEQ, for: i. The extension of the internal driveway to the western boundary of the site to connect to the future Council local road network; and ii. The extension of Council's road along the western boundary of the site, from the northern boundary to the location of the permanent driveway identified in part (a)(i) of this condition. b) Design and construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of use b) Within 90 days from the time the Council's road network has been extended by others to the western or northern boundary of the site c) Within 90 days from the time the Council's road network has been extended by others to the western or northern boundary of the site
14.	Bonding - Construction of the Permanent Vehicular Access and Removal of Temporary Vehicular Access Submit to EDQ TS a security bond to cover the costs for the construction of the permanent access and removal of the temporary driveway within Teviot Road as identified in Conditions 12 and 13. Note to the applicant: The bond will be released by EDQ upon the fulfillment of conditions 12(c) and 13(c)	Prior to commencement of use

15.	Compliance Assessment – Teviot Road Footpath and Deceleration Lane Works a) Submit to EDQ DA for compliance assessment engineering design and construction drawings, certified by a RPEQ, for the deceleration lane, temporary vehicle crossover, footpath and the management of stormwater runoff from Teviot Road within the road reserve including the capture and conveyance of runoff to the existing table drain in Leanne Court. Roadworks are to be generally in accordance with the following plans/documents: i. External Works Layout Plan, Plan No. C3301-SK24, Rev A, dated 18.06.20. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS ‘as constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition. <i>Notes to the Applicant: Conflict between the proposed footpath and the existing trunk water main shall be addressed as part of the detailed design required under part a) of this approval.</i>	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
16.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: i. Overall Site & Roof Plan, Plan No. DA102, rev P07, dated 19/10/20 ii. All Person With Disabilities spaces are required to be available at all times to bona fide visitors to the approved development. b) Submit to EDQ TS RPEQ [civil] certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
17.	Water Connection Connect the development to the existing water reticulation network in accordance with Council’s current adopted standards.	Prior to commencement of use

18.	Compliance Assessment – Temporary Sewage Treatment and Effluent Disposal Facilities Prior to the permanent connection to the Council sewer being made to Lot 9 on RP184970: a) Submit to EDQ DA for compliance assessment detailed design plans and report, certified by a RPEQ {civil}, for an on-site sewage treatment and disposal facilities to service the development. The report shall include a preliminary plan and cost estimate for the removal of the temporary plant, irrigation facilities and remediation of the land. b) Construct the sewage treatment and disposal facilities in accordance with the endorsed design plans required under part a) of this condition. c) Provide evidence from a RPEQ {civil} that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition. d) Operate and maintain the sewage treatment and effluent disposal facilities until the development is connected to the Council sewer in accordance with condition 19. e) Within 90 days of the development being connected to the Council sewer, remove the temporary sewage treatment plant and irrigation facilities and undertake remediation of the land generally in accordance with the certified plans submitted under part a) of this condition. Note to Applicant: Sewage treatment plan with capacity of 21EP and over will require an ERA approval from the Department of Environment and Science	a) Prior to the commencement of use b) Prior to the commencement of use c) Prior to the commencement of use d) As indicated e) As indicated
19.	Compliance Assessment - Permanent Sewer Connection a) Submit to EDQ DA for compliance assessment detailed design plans and report for the permanent sewer connection, certified by a RPEQ [Civil] either: i. Where the Council sewer has been made available directly to Lot 9 on RP184970, submit to EDQ TS detailed design plans, certified by an RPEQ {civil} for the connection of the development to the Council sewer. Or	a) Within 90 days from the time the Council's sewer network is made available for connection

	ii. Where a connection to the Council sewer is available through a road reserve or easement connecting Lot 9 on RP184970 to Leanne Court, submit to EDQ TS detailed design plans, certified by an RPEQ {civil} for the connection of the development to the Council sewer through the road reserve. b) Construct the connection to the Council sewer generally in accordance with the certified plans required by part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Within 90 days from the time the Council's sewer network is made available for connection c) Within 90 days from the time the Council's sewer network is made available for connection
20.	Bonding for the Removal of the Temporary Sewage Treatment and Effluent Disposal Facilities and Connection to External Council Sewer Submit to EDQ TS a security bond to cover the cost for: i) the construction of the permanent connection to the Council sewer; ii) the removal of the temporary sewage plant and irrigation facilities, and iii) the remediation of the land subject the temporary sewage treatment and disposal. Note to the applicant: The bond for the connection to the Council sewer shall be the higher amount of the two options outlined in Condition 19. The bond will be released by EDQ upon the completion of conditions 18(e) and 20(c)	Prior to the commencement of use
21.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ DA for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater management devices. The proposed outlet spreader is to be designed and located to ensure sheet flow discharge is achieved and potential scour and erosion mitigated. All works are to be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following	a) Prior to commencement of stormwater works

	approved documents: i. Stormwater Management Layout Plan, Plan No. C3301-SK21, Rev. D, dated 18.06.20 ii. Stormwater Details Plan, Plan No. C3301-SK24, Rev. A, dated 02.11.20 b) Construct stormwater works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS 'RPEQ certification confirming stormwater management devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
22.	Stormwater Management (Quality) a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ for stormwater treatment devices designed generally in accordance with: i. <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, and ii. Site Based Stormwater Management Plan, Report No, MNCE Ref: C3301, Rev E, dated 04/11/20. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
23.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
24.	Telecommunications a) 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 approved development.	a) Prior to commencement of use

	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
25.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
26.	Landscape Works a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the approved landscape plans: 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 above ground level b) Prior to commencement of use and to be maintained
27.	Bushfire Management and Mitigation Submit to EDQ TS verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation have been carried out generally in accordance with the approved Bushfire Hazard Assessment and Management Plan, Report No. S50249ER002, Rev 04, dated 16 June 2020	Prior to commencement of use and to be maintained
28.	Vegetation Clearing a) Submit to EDQ TS a vegetation clearing plan prepared by a suitable qualified arborist (AQF Level 5) or ecologist. b) Undertake vegetation clearing, supervised by a qualified arborist (AQF Level 5), generally in accordance with the plan submitted under part a) of this condition. c) Submit to EDQ TS written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	a) Prior to commencement of clearing b) At all times c) Within 3 months of completion of clearing

29.	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) During the vegetation clearing a licensed Wildlife Spotter/Catcher must be present. c) Submit to EDQ TS 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 c) Within 3 months of the completion of vegetation clearing
30.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 0.42ha of Medium Value Rehabilitation Habitat as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> and the Vegetation Retention Plan, prepared by S5 Environmental, Report No. S50249_VRP_001, Issue D, dated 26/06/2020; or If compensatory planting is proposed: b) Submit to EDQ TS 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 <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i>. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ TS 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 <i>An Environmental Protection and Biodiversity Conservation Act 1999 (EPBC)</i> approval may be required for the clearing of vegetation. Where the	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

	EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.	
31.	Refuse Collection Submit to EDQ TS refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
32.	Outdoor Lighting Outdoor lighting within the development is to 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
Infrastructure Contributions		
33.	Infrastructure Charges 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 or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. – 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.	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.

Any further applications over the balance site will require the need to dedicate and construct a road reserve along the western boundary that will connect into the proposed road planned for 205-219 Teviot Road, Greenbank.

**** End of Package ****