



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2020/1131

13 July 2021

Mirvac Queensland Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Ed Johnson and Mr Sam Robinson
Level 32, 300 George Street
BRISBANE QLD 4000

Email: ejohnson@urbis.com.au; srobinson@urbis.com.au

Dear Ed and Sam

S89(1)(a) Approval of PDA development application

Reconfiguring a lot - 3 lots into 8 lots plus balance parcel, with a plan of development at Teviot Road, Greenbank described as Lots 9002 and 9003 on SP317644 and Lot 9001 on SP300875

On 13 July 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	9002	SP317644
	9003	SP317644
	9001	SP300875
PDA development application details		
DEV reference number	DEV2020/1131	
'Properly made' date	3 September 2020	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Reconfiguring a lot - 3 lots into 8 lots plus balance parcel, with a plan of development	
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	13 July 2021	
Currency period	20 years from the date of the decision	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	ROL 6: Reconfiguration of a Lot Plan – Plan of Subdivision, prepared by Urbis	ND1309 ROL6 Rev 7	07/05/2021
2.	ROL 6: Reconfiguration of a Lot Plan – Preliminary Staging Plan, prepared by Urbis	ND1309 ROL6 Rev 8	07/05/2021
3.	ROL 6: Reconfiguration of a Lot Plan – Balance Lot, prepared by Urbis	ND1309 BL01 Rev 7	07/05/2021
4.	ROL 6: Plan of Development, prepared by Urbis	ND1309	07/05/2021
5.	ROL6 – Regional (Major) Sports and Recreation Parks, prepared by Form Landscape Architects	Job No. 171201 Rev 11	06/05/2021
6.	ROL6 – Lot 809 Slopes, prepared by Form Landscape Architects	Job number 171201	15/04/2021
7.	Central Park, Everleigh – Engineering Services Report, prepared by Premise	MIR017/R02003394 revision D	24 June 2021
8.	Everleigh ROL06 - Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management		2 December 2020
9.	Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group	7598 E 01 ROL6 VCFMP D	
Supporting plans and documents			
10.	Mirvac Everleigh Stormwater Masterplan, prepared by Engeny Water Management	M43000_023-REP-701-4 Rev 3	2 December 2020

PDA development conditions

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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by ED Q, dated April 2020 (as amended from time to time).
3. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;

- e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
- 4. **Council** means the relevant local government for the land the subject of this approval.
 - 5. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
 - 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. **EP Act** means the *Environmental Protection Act 1994*.
 - 10. **MEDQ** means the Minister for Economic Development Queensland.
 - 11. **PDA** means Priority Development Area.
 - 12. **RPEQ** means Registered Professional Engineer of Queensland.

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.
- 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:

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.

- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
- ii) **within 20 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 20 business days** from the date of notification.
- iv) **within 20 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.

PDA Development Conditions – Reconfiguring a Lot		
Ref	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 survey plan endorsement for the relevant stage
2.	Compliance Assessment – ROL Plans a) Submit to EDQ DA for compliance assessment, revised reconfiguration of a lot plans for any variations to the configuration of the lots. b) All revised plans, as required by part a) of this condition, must maintain the fixed elements generally in accordance with Section 1.0 of the approved <i>ROL 6: Plan of Development</i>, prepared by Urbis and dated 07 May 2021. Advice: This condition does not prevent the applicant from making changes to the reconfiguration of lot plans through a formal application pursuant to s99 of the <i>Economic development Act 2012</i>.	Prior to survey plan endorsement for the relevant stage
Construction		
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
5.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;	a) Prior to commencing work for the relevant stage

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

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and sediment management – Compliance Assessment a) Submit to EDQ DA for compliance assessment, an Erosion and Sediment Control Plan (ESCP) certified by an RPEQ 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); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP endorsed under part a) of this condition.	a) Prior to commencement of site works for the relevant stage 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. Advice: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
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 adopted design standards. <i>Advice: 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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Landscape and environment		
10.	Landscape works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works and embellishments within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: i) <i>PDA Guideline No. 12 – Park planning and design</i>; and ii) the following approved plans: - the approved <i>ROL6- Regional (Major) Sports and Recreation Parks plan revision 11</i>, Job No. 171201, prepared by Form Architects and dated 06/05/2021. - The approved <i>ROL6 – Reconfiguration of a Lot Plan – Preliminary Staging Plan</i>, Project No. ND1309 Dwg No. ROL6 revision 8, prepared by Urbis and dated 07/05/2021; - The approved <i>ROL6 – Reconfiguration of a Lot Plan – Balance Lot</i>, Project No. ND1309 Dwg No. BL01, revision 7, prepared by Urbis and dated 07/05/2021. - The approved <i>ROL6: Plan of development</i>, prepared by Urbis and dated 07/05/2021. The certified plans are to include, where relevant: i) existing contours or site levels, services and features; ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv) locations of electricity and water connections to parks; v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; vi) locations of shared paths generally in accordance with the approved <i>ROL6 – Regional (Major) Sports and Recreation Parks plan revision 11</i>, prepared by Form Architects and dated 06/05/2021; vii) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; viii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; ix) public lighting in accordance with <i>Australian Standard AS1158 – Lighting for Roads and Public Spaces</i>. x) details of maintenance access for each stage of the drainage channels, and	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	xi) provision of signage to maximise public safety and minimise risk to the public in both normal and flood conditions. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ TS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Vegetation Clearing a) Undertake vegetation clearing generally in accordance with the approved <i>Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, Number 7598 E 01 ROL6 VCFMP D</i>. b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). c) Submit to EDQ DA, 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) At all times b) At all times c) Within 3 months of completion of clearing
12.	Vegetation Clearing Offsets a) Submit to EDQ DA a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation Habitat proposed to be cleared. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; 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: c) Submit to EDQ DA 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. d) Undertake compensatory planting in accordance with c) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ DA 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: 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) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
Earthworks and retaining walls		
13.	Filling and Excavation – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, detailed earthworks plans certified by an RPEQ generally in accordance with: - the <i>Engineering Services Report, report number MIR017/R02003394 revision D, prepared by Premise and dated 24/06/2021</i>; and - Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that: - all earthworks have been carried out generally in accordance with the endorsed 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 filling and excavation works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Retaining walls – Compliance Assessment a) Submit to EDQ DA for compliance assessment, detailed engineering plans, certified by an RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: - certified to achieve a minimum 50 year design life; - designed generally in accordance with AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); b) Construct retaining walls generally in accordance with the endorsed plans required under part a) of this condition. 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 endorsed plans submitted under part a) of this condition.	a) Prior to commencement of site retaining wall works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
15.	Water reticulation a) Submit to EDQ TS detailed water reticulation design plans, certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with: PDA Guideline No. 13 Engineering standards; and	a) Prior to commencing water site works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	the approved <i>Engineering Services Report, report number MIR017/R02003394 revision D, prepared by Premise and dated 24/06/2021.</i> Plans and documentation are to include the following: 1) A new water main extension along the future Anderson Drive roadway to provide a watermain connection to the stormwater harvesting operations shed. 2) The water main shall be sized to ensure enough capacity is available for the irrigation demand. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS ‘as constructed’ plans, certified by an RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan Water current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
16.	Sewer reticulation a) Submit to EDQ TS detailed sewer reticulation design plans, certified by an RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Water Supply and Sewerage</i>; and ii) the approved <i>Engineering Services Report, report number MIR017/R02003394 revision D, prepared by Premise and dated 24/06/2021.</i> b) Construct sewer reticulation works generally in accordance with the certified plans submitted under 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) Logan Water current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing sewer site work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Road (Internal) and Bus Stop a) Submit to EDQ TS detailed engineering design/construction drawings for internal roads, including parking bays, traffic devices and pedestrian footpaths, certified by an RPEQ, generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Roads (minor)</i>; and ii) <i>Engineering Services Report, report number MIR017/R02003394 revision D, prepared by Premise and dated 24/06/2021.</i> b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ TS, ‘as-constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencing road site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
18.	Stormwater Management Quantity (Lot 811) – Interim a) Submit to EDQ DA detailed engineering design and construction drawings, for interim stormwater detention basin(s), certified by an RPEQ, for the proposed interim stormwater treatment device(s) generally in accordance with: i) <i>Guideline No. 13 Engineering standards – stormwater quantity</i> and ii) <i>The approved Everleigh Stormwater Master Plan, Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny Water Management and dated 2 December 2020 (as approved through Preliminary Approval DEV2016/768).</i> b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DA certification from an RPEQ that all works have been carried out generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing site works for Lot 804 b) Prior to survey plan endorsement of Lot 804. c) Prior to survey plan endorsement of Lot 804.
19.	Stormwater Management Quantity (Lot 811) – Ultimate – Compliance Assessment a) Submit to EDQ DA for compliance assessment detailed engineering design and construction drawings, for the ultimate stormwater detention basin, certified by an RPEQ, generally in accordance with: i) <i>Guideline No. 13 Engineering standards – stormwater quantity;</i> ii) <i>the approved Everleigh Stormwater Master Plan, Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny Water Management and dated 2 December 2020 (as approved through Preliminary Approval DEV2016/768).</i> ; iii) <i>The approved Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management and dated 2/12/2020;</i> iv) <i>The approved Preliminary Stormwater Drainage Layout Plan, Dwg No. MIR017 SKC04 revision 4, prepared by Premise and dated 27/04/2021.</i> b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing site works for Lot 807 b) Prior to survey plan endorsement of Lot 807. c) Prior to survey plan endorsement for Lot 807.
20.	Stormwater management (quality) – Compliance Assessment a) Submit to EDQ DA for compliance assessment civil design and landscape drawings and supporting documentation for the proposed stormwater quality treatment devices, certified by an RPEQ generally in accordance with the following documents to ensure that each stage of the development achieves the prescribed water quality objectives. i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality.</i> ii) <i>the approved Everleigh Stormwater Master Plan, Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny Water Management and dated 2 December 2020 (as approved through Preliminary Approval DEV2016/768).</i> iii) <i>the approved Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management and dated 2/12/2020;</i> iv) <i>the approved Preliminary Stormwater Drainage Layout Plan, Dwg No. MIR017 SKC04 revision 4, prepared by Premise and dated 27/04/2021;</i> v) <i>the approved ROL6- Regional (Major) Sports and Recreation Parks plan revision 11, prepared by Form Architects and dated 06/05/2021.</i>	a) Prior to commencing site works for Lot 807

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	b) Submit to EDQ TS, detailed engineering design drawings and supporting documentation, certified by an RPEQ, and landscape plans certified by an AILA, for the proposed stormwater treatment devices generally in accordance with the endorsed plans required under part a) of this condition. c) Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ TS "as constructed" plans, certified by an RPEQ, including an asset register, in a format acceptable to Council. Note: Stormwater treatment trains (i.e bio-detention systems, vegetated swales, harvesting pond and wetland) will have a non-standard 36 months maintenance period prior to asset handover to Council. Advice: In addition to the extended maintenance period, the proponent is to explore with the operator an additional 2 and 5 year option where they would be engaged by Council.	b) Prior to commencing site works for Lot 807 c) Prior to survey plan endorsement for Lot 807 d) Prior to survey plan endorsement for Lot 807
21.	Stormwater management – Piped Drainage (Quantity) - Ultimate a) Submit to EDQ DA for compliance assessment detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the ultimate stormwater piped drainage system designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and: ii) the approved <i>Everleigh Stormwater Master Plan, Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny Water Management and dated 2 December 2020</i> (as approved through Preliminary Approval DEV2016/768). iii) The approved <i>Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management and dated 2/12/2020</i>; iv) the approved <i>Engineering Services Report, report number MIR017/R02003394 revision D, prepared by Premise and dated 24/06/2021</i>; v) the approved <i>ROL6- Regional (Major) Sports and Recreation Park plan revision 11, prepared by Form Architects and dated 06/05/2021</i>. Where the underground drainage being provided is contained within a road that has been subject to compliance assessment under the requirements of this approval, the design of the underground drainage is to be in accordance with the endorsed roadworks and service plans. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
22.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
23.	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 future club house on Lot 804,808 and 809. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
24.	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 proposed future club house on Lot 804, 808 and 809, and 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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Surveying, land transfers and easements		
25.	Land transfers - contaminated land Demonstrate to EDQ DA that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
26.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 804, 805, 806, 807, 808, 809, 810 and 811 as shown on the approved plans for park and open space purpose, within eight months of the lot triggers specified in the approved <i>ROL06 Reconfiguration of a Lot Plans</i>.	As indicated
27.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage

STANDARD ADVICE

Please note that 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.