



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

Our ref: DEV2020/1136

28 July 2021

TFG Properties Tier 7 Pty Ltd
C/- Consult Planning Pty Ltd
Att: Mr Aaron Sweet
PO Box 807
NEW FARM QLD 4005

Email: asweet@consultlanning.com.au

Dear Aaron

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

Development Permit for a Material Change of Use for Health Care Services, Food Premise, Shop and Multiple Residential, Operational Work for Vegetation Clearing, and Preliminary Approval for a Master Plan and Other Residential at 205-219 Teviot Road, Greenbank described as Lot 10 on RP184067

On 28 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 Mr Brandon Bouda, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@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	205-219 Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	10	RP184067
PDA development application details		
DEV reference number	DEV2020/1136	
'Properly made' date	04/09/2020	
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	Development Permit for MCU – Health Care Services, Food Premises, Shop, Business and Multiple Residential Development Permit for OPW for Vegetation Clearing Preliminary Approval for a Master Plan for Other Residential	

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. The approval is for: Development Permit for MCU – Health Care Services, Food Premises, Shop, Business and Multiple Residential; Development Permit for OPW for Vegetation Clearing; and Preliminary Approval for a Master Plan for Other Residential.
Decision date	28 July 2021
Currency period	10 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.	Greenbank Health Centre Masterplan	A100, Issue 7	10.06.2021 (as amended in red dated 14 July 2021)
2.	Proposed Mixed Use Development Coverpage	DA00, Rev A	15.01.2021
3.	Proposed Mixed Use Development Basement Level – Stage 1	DA01, Rev B	15.01.2021
4.	Proposed Mixed Use Development Ground Floor – Stage 1	DA02, Rev D	15.01.2021 (as amended in red dated 14 July 2021)
5.	Proposed Mixed Use Development First Floor – Stage 1	DA03, Rev C	19.01.2021 (as amended in red dated 14 July 2021)
6.	Proposed Mixed Use Development Second Floor – Stage 1	DA04, Rev C	19.01.2021
7.	Proposed Mixed Use Development Basement Level – Stage 1 & 4	DA05, Rev B	15.01.2021
8.	Proposed Mixed Use Development Ground Floor – Stage 1 & Stage 4	DA06, Rev D	15.01.2021 (as amended in red dated 14 July 2021)
9.	Proposed Mixed Use Development First Floor – Stage 1 & Stage 4	DA07, Rev C	19.01.2021 (as amended in red dated 14 July 2021)
10.	Proposed Mixed Use Development Second Floor – Stage 1 & Stage 4	DA08, Rev C	15.01.2021
11.	Proposed Mixed Use Development Prop. Building Elevations & Perspectives – Stage 1	DA09, Rev A	15.01.2021 (as amended in red dated 14 July 2021)
12.	Proposed Mixed Use Development Prop. Building Elevations & Perspectives – Stage 1	DA10, Rev A	15.01.2021

13.	Proposed Mixed Use Development Prop. Building Elevations & Perspectives – S1 + S4	DA11, Rev A	15.01.2021
14.	Proposed Mixed Use Development Prop. Building Elevations & Perspectives – S1 + S4	DA12, Rev A	15.01.2021
15.	Proposed Mixed Use Development Prop. Building Sections	DA13, Rev A	15.01.2021
16.	Conceptual Earthworks Plan	P19-199-DA- C01.01, Rev A	22.07.20
17.	Conceptual Earthworks Sections	P19-199-DA- C01.02, Rev A	22.07.20
18.	Conceptual Sewerage Layout Plan	P19-199-DA- C05.01	22.07.20
19.	Conceptual Sewerage Longitudinal Section Sheet 1 of 2	P19-199-DA- C05.02	22.07.20
20.	Conceptual Sewerage Longitudinal Section Sheet 2 of 2	P19-199-DA- C05.03	22.07.20
21.	Stormwater Management Report	P19-199, Rev 1.1	20.08.2020
22.	Road Traffic Noise Assessment	ATP200938-R- RTNA-01, Issue 1	22 January 2021
23.	Greenbank Health Centre Ecological Assessment Report		July 2019
24.	Greenbank Health Centre Tree Removal Plan	D120, Issue 2	7.04.2021
25.	Bushfire Management Plan	Report no 19099	21 August 2020

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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

ABBREVIATIONS AND DEFINITIONS:

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **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.
5. **Council** means the relevant local government for the land the subject of this approval.
6. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
7. **EDQ** means Economic Development Queensland.
8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
9. **EDQ TS** means Economic Development Queensland's – Technical Services team.
10. **EP Act** means the *Environmental Protection Act 1994*.
11. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
12. **MEDQ** means the Minister for Economic Development Queensland.
13. **PDA** means Priority Development Area.
14. **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:
 - 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.

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.

No.	Condition	Timing
Preliminary Approval		
General		
1.	Carrying out Future Development Future applications for development permits are to be generally in accordance with the approved Greenbank Health Centre Master Plan, document no. A100, issue 7, dated 10.06.2021 (as amended in red dated 14 July 2021)	As indicated
Development Permit		
General		
2.	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
3.	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		
4.	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
5.	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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

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

7.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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; 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.	a) Prior to commencing work b) During construction c) During construction
8.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited	a) Prior to commencing work

	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.	b) During construction
9.	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 authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
10.	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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

	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>	b) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Compliance Assessment - Earthworks a) Submit to EDQ DA for Compliance Assessment detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; ii) Conceptual Earthworks Plan, Dwg No. P19/199-DA-C01.01, Rev A, dated 22/07/2020; and iii) Conceptual Earthworks Sections, Dwg No. P19/199-DA-C01.01, Rev A, dated 22/07/2020 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 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) provide the reduced level of the pedestrian entry at the corner of Teviot Road and Leanne Court to align with the reduced levels associated with the Teviot Road/Leanne Court Intersection upgrade; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: 1. ensure adjoining properties and roads are 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 viii) where rock or ground anchors are required within adjoining road or land, include consents	a) Prior to commencing earthworks

	from relevant road manager(s) and/or landowner(s). 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: i) all earthworks have been carried out generally in accordance with the endorsed 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 or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Retaining walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, 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 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 or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Compliance Assessment - Vehicle access a) Submit to EDQ DA for Compliance Assessment, detailed engineering plans, certified by a RPEQ, for the proposed vehicle crossover for Stage 1 & 4 designed generally in accordance with: i) Greenbank Health Centre Master Plan, Dwg no A100 Issue 7 dated 10/06/21 (as amended in red); and ii) Council's adopted standards. b) Construct a vehicle crossover generally in accordance with the approved certified plans endorsed by EDQ under part a) of this condition.	a) Prior to commencing works b) Prior to commencement of use or BFP endorsement, whichever occurs first

	c) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Compliance Assessment - Water reticulation a) Submit to EDQ DA for Compliance Assessment detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must: i) Consist of a new DN200 main on Leanne Ct along the full frontage of the lot; ii) include a pressure reducing valve with meter and telemetry downstream to the connection with the DN300 in Teviot Rd; and iii) be designed generally in accordance with <i>SEQ Water Supply and Sewerage Design and Construction Code</i>. 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 a 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) <i>SEQ Water Supply and Sewerage Design and Construction Code - Asset Information</i>.	a) Prior to commencing works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Water Connection Connect the development to the water reticulation network required by Condition 15 of this approval in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

17.	Compliance Assessment - Sewer reticulation a) Submit to EDQ DA for Compliance Assessment detailed design plans of the Council's sewer reticulation to the stages 1 & 4, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) the approved Conceptual Sewerage Layout Plan, prepared by Wilkinson Shaw & Associates and dated 22/07/2020 ii) the approved Conceptual Sewerage Longitudinal Section Sheet 1 of 2, prepared by Wilkinson Shaw & Associates and dated 22/07/2020 iii) the approved Conceptual Sewerage Longitudinal Section Sheet 2 of 2, prepared by Wilkinson Shaw & Associates and dated 22/07/2020 iv) <i>SEQ Water Supply and Sewerage Design and Construction Code.</i> b) Construct sewer reticulation works generally in accordance with the certified plans endorsed by EDQ 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) <i>SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</i> Note to Applicant: <i>The trunk sewer downstream of manhole 8/2, as shown in the approved plans, is currently planned to be delivered by others. It is recommended the development proponent coordinate with the other Greenbank developers to resolve the design and delivery timeframe for the ultimate sewer connection into the existing sewer system within the Covella Estate.</i>	a) Prior to commencing works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Sewer Connection Connect the development to the sewer reticulation network required by Condition 17 of this approval in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Compliance Assessment - Stormwater Management a) Submit to EDQ DA for Compliance Assessment detailed engineering drawings, certified by a RPEQ for stormwater devices (quantity and quality) designed generally in accordance with:	a) Prior to commencement of stormwater works

	i. <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quality, and</i> ii. Stormwater Management Report, Report No, P19-199, Rev 1.1, dated 20.08.2020. The certified drawings are to include details on how stormwater discharge will be managed in Leanne Court, including details of proposed swales, scour protection etc. 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 devices (quantity and quality) have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

22.	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
23.	Compliance Assessment - Landscape Works a) Submit to EDQ DA, for Compliance Assessment detailed landscape plans, certified by an AILA, for landscape works within the proposed development. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. <i>Note: It is recommended that the applicant discuss with Council any battering into the landscape works as a result of the Teviot Road upgrade.</i>	a) Prior to commencement of building works above ground level b) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Bushfire Management and Mitigation Submit to EDQ TS verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within the relevant stages have been carried out generally in accordance with the approved Bushfire Management Plan, report no. 19099, dated 21 August 2020.	Prior to commencement of use and to be maintained
25.	Vegetation Clearing a) Undertake vegetation clearing, supervised by a qualified arborist (AQF Level 5), generally in accordance with the approved Greenbank Health Centre Tree Removal Plan, document no. A120, issue 2, dated 7.04.2021. b) 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 a) of this condition.	a) Prior to commencement of use b) Within 3 months of completion of clearing
26.	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.	a) Prior to commencement of vegetation clearing

	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.	b) At all times c) Within 3 months of the completion of vegetation clearing
27.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 0.4701ha of Medium Value Bushland Habitat and 1.381ha 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 Greenbank Health Centre Ecological Assessment Report, dated July 2019; 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 (1): <i>An Environmental Protection and Biodiversity Conservation Act 1999 (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.</i> Advice Note (2): <i>It is understood that the dedicated road is not to be cleared. The financial or compensatory offsets for the clearing under this condition relate to all clearing on site except the dedicated road reserve. If the dedicated road reserve is to be cleared, additional financial or compensatory offsets will be required as outlined in EDQ Guideline 17.</i>	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

28.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
29.	Acoustic treatments a) Construct the approved development to include the acoustic treatments recommended by an acoustic specialist based on detailed building plans, generally in accordance with Table 6.1 Preliminary acoustic design specifications of the following approved document: i) Road Traffic Noise Assessment, Document No. ATP200938-R-RTNA-01, Issue 1 dated 22 January 2021 b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	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 or BFP endorsement, whichever occurs first
31.	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.	Prior to commencement of use or BFP endorsement, whichever occurs first
32.	Road dedication Dedicate 12m wide land along for the full extent of the western boundary as new road, as identified on the approved Greenbank Health Centre Master Plan, document no. A100, issue 7, dated 10.06.2021 (as amended in red dated 14 July 2021). Advice Note: <i>The construction of this road is to occur with the first application that requires access to this road corridor.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first

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 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 ****