



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

Our ref: DEV2020/1160

26 August 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 4066

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

Dear Mr Johnson

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

Development Permit for a Material change of use – dwelling houses, secondary dwellings, display homes and other land uses; reconfiguring a lot – 2 lots into 421 residential lots, 4 park lots, new road and reconfigured balance parcels; and operational works, with a plan of development at Teviot Road, Greenbank described as Lots 9002 and 9003 on SP317644

On 26 August 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.dsdlgp.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@dsdlgp.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 and 9003	SP317644
PDA development application details		
DEV reference number	DEV2020/1160	
'Properly made' date	17 December 2021	
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	MCU, ROL and OPW, with a POD	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: - Material change of use – dwelling houses, secondary dwellings, display homes and other land uses; - reconfiguring a lot – 2 lots into 421 residential lots, 4 park lots, new road and reconfigured balance parcels; and - operational works for vegetation clearing and advertising devices. with a Plan of Development	
Decision date	26 August 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.	Everleigh Reconfiguration of a Lot Plan – ROL 5 – Sheet 1 of 3, prepared by Urbis	P0018054 ROL05-1 Rev 10	10.05.2021
2.	Everleigh Reconfiguration of a Lot Plan – ROL 5 – Sheet 2 of 3, prepared by Urbis	P0018054 ROL05-2 Rev 07	10.05.2021
3.	Everleigh Reconfiguration of a Lot Plan – ROL 5 – Sheet 3 of 3, prepared by Urbis	P0018054 ROL05-3 Rev 07	10.05.2021
4.	Everleigh Reconfiguration of a Lot Plan – Balance Lot, prepared by Urbis	P0018054 ROL05-4 Rev 06	10.05.2021
5.	Everleigh Reconfiguration of a Lot Plan – ROL 5 – Preliminary Staging Plan, prepared by Urbis	P0018054 ROL05-5 Rev 08	06.08.2021
6.	Everleigh Plan of Development – ROL 5 – Fixed Elements Plan, prepared by Urbis	P0018054 FEP05 Rev 07	21.07.2021 amended in red 25 August 2021
7.	Everleigh Plan of Development – ROL 5 – Design Criteria - Sheet 1 of 3, prepared by Urbis	P0018054 DC05-1 Rev 07	21.07.2021
8.	Everleigh Plan of Development – ROL 5 – Design Criteria - Sheet 2 of 3, prepared by Urbis	P0018054 DC05-2 Rev 07	21.07.2021
9.	Everleigh Plan of Development – ROL 5 – Design Criteria - Sheet 3 of 3, prepared by Urbis	P0018054 DC05-3 Rev 07	21.07.2021
10.	Everleigh Plan of Development – ROL 5 – Proposed Signage Plan, prepared by Urbis	P0018054 SGP05 Rev 07	21.07.2021
11.	Everleigh Plan of Development – ROL 5 – Envelope Plan - Sheet 1 of 2, prepared by Urbis	P0018054 ROL05-1 Rev 07	21.07.2021
12.	Everleigh Plan of Development – ROL 5 – Envelope Plan - Sheet 2 of 2, prepared by Urbis	P0018054 ROL05-2 Rev 07	21.07.2021
13.	Everleigh Greater Flagstone PDA – ROL 5, prepared by Form Landscape Architects	Job No: 171201	April 2021
14.	Precinct 9, Everleigh Engineering Services Report, prepared by Premise	Report No: MIR003/R02003427 Rev E	06 August 2021
15.	Everleigh ROL05 – Stormwater Detention and Water Quality Memorandum, prepared by Engeny Water Management	M43000_013-LTR-003-2 Everleigh ROL5 SW Memo	26 November 2020
16.	Traffic Noise Impact Assessment Everleigh, Greenbank – ROL5 Application, prepared by ATP Consulting Engineers	Project No: ATP170617-R-TNIA-04_ROL 5, Rev 4	06.08.2021
17.	Everleigh – Precinct 9 ROL 5 – Bushfire Hazard Assessment, prepared by Rob Friend & Associates Pty Ltd	RFA20-058-2	4 March 2021
18.	Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group	7598 E 01 PC9 VCFMP A	18/11/2020

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. **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. **DSRCIA** means the Developer Sub-regional Charges Infrastructure Agreement (Mirvac) in effect on 24 May 2019 (as amended from time to time).
8. **DTMR** means the Department of Transport and Main Roads
9. **EDQ** means Economic Development Queensland.
10. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
11. **EDQ TS** means Economic Development Queensland's – Technical Services team.
12. **EP Act** means the *Environmental Protection Act 1994*.
13. **ICID** means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (Mirvac) in effect on 24 May 2019 (as amended from time to time).
14. **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).
15. **MEDQ** means the Minister for Economic Development Queensland.
16. **PDA** means Priority Development Area.
17. **RPEQ** means Registered Professional Engineer of Queensland.
18. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

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

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.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
3.	Entry Walls or Features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ TS.	As indicated
Construction		
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
7.	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; 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;	a) Prior to commencing work for the relevant stage

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

Ref	Condition	Timing
	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
8.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a 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); 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 for the relevant stage 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. 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.	a) Prior to commencing work for the relevant stage b) During construction

Ref	Condition	Timing
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. 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>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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
11.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - The preliminary earthworks layout plans included within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021. 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 8 – 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 certified 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 certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to 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
12.	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 <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); and - located and designed generally in accordance with the earthworks plans included within the approved Precinct 9, Everleigh Engineering	a) Prior to commencing site works for the relevant stage

Ref	Condition	Timing
	Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021 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 certified plans submitted under part a) of this condition.	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		
13.	Roadworks (excluding Anderson Drive) a) Submit to EDQ TS detailed engineering plans, certified by an RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>The approved Master Plan Strategy 4 – Movement Network – Figure 6, 7 and 8, prepared by Urbis and dated 25 June 2019.</i> iii) the road functional plans and cross sections included within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021: b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	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
14.	Compliance Assessment - Roadworks - Anderson Drive a) Submit to EDQ DA for compliance assessment, engineering design drawings and supporting documents, certified by an RPEQ, for Anderson Drive, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>The approved Master Plan Strategy 4 – Movement Network – Figure 6, 7 and 8, prepared by Urbis and dated 25 June 2019.</i> iii) the road functional plans and cross sections included within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021. Each indented bus bay must be able to accommodate a single unit rigid bus of 12.5m in length in accordance with the following: i) <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; ii) the <i>Transport Operations (Road Use Management – Road Rules) Regulation 2009</i>; and iii) the Department of Transport and Main Roads' <i>TransLink Public Transport Infrastructure Manual 2015</i>	a) Prior to commencing site works for the relevant stage

Ref	Condition	Timing
	Pedestrian crossing arrangements of Anderson Drive between future bus stops are to be in accordance with an RPEQ certified road safety audit. b) Submit to EDQ TS detailed engineering design/construction drawings, certified by an RPEQ, generally in accordance with the endorsed plans required under part a) of this condition c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ TS as-constructed drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	b) Prior to commencing site works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
15.	Teviot Road/Anderson Drive Intersection Where an Infrastructure Agreement is entered into, pursuant to s11 of the SRIA: a) Submit to EDQ TS detailed design plans certified by an RPEQ for the intersection of Teviot Road and Anderson Drive, generally in accordance with: - Council's adopted standards and specifications; and - DTMR standards and specifications to accommodate a single unit rigid bus of 14.5m in length. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing site works for Precinct 9.8 b) Prior to survey plan endorsement for Precinct 9.8 c) Prior to survey plan endorsement for Precinct 9.8
16.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of Energex; - be endorsed by Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> - meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. - meet the requirements of Energex for unmetered supply - be endorsed by the relevant ownership authority. c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by an RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

Ref	Condition	Timing
17.	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: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The endorsed Water Supply Network Model Investigation Report prepared by Premise, Report no. MIRSGB/R02003394 Rev B, dated 28 September 2020. iii) The preliminary water layout plans included within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021. 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) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	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
18.	Sewer reticulation a) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) Sewer Overall Scheme Plan – Area 1 prepared by Premise, drawing No. SK60 Rev B, endorsed by EDQ on 4 March 2021. iii) the preliminary sewer layout plans within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021. 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) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	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
19.	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) The approved Everleigh Stormwater Master Plan prepared by Engeny Water Management, report no. M43000_023-REP-701-4 Rev 3 and dated 2 December 2020. iii) The approved Master Plan Strategy 5 – Storm Water Management – Figure 9 prepared by Urbis and dated 25 June 2019. iv) the preliminary stormwater layout plans included within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021	a) Prior to commencing site works for the relevant stage

Ref	Condition	Timing
	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 a RPEQ, including an 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
20.	Stormwater management (quantity) a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> ii) The approved Everleigh Stormwater Master Plan prepared by Engeny Water Management, report no. M43000_023-REP-701-4 Rev 3 and dated 2 December 2020. iii) The approved Master Plan Strategy 5 – Storm Water Management – Figure 9 prepared by Urbis and dated 25 June 2019. iv) the preliminary stormwater layout plans included within the approved Precinct 9, Everleigh Engineering Services Report prepared by Premise, Report no. MIR003/R02003427 Rev E, dated 06 August 2021. 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 a 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
21.	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
22.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
23.	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 survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

Ref	Condition	Timing
Landscape and environment		
24.	Streetscape Works Either: a) Submit to EDQ TS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping Any streetscape works along Teviot Road and Anderson Drive must suitably screen any adjoining visible retaining walls. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ DA for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; and 6. screening of adjoining visible retaining walls along Teviot Road and Anderson Drive e) Submit to EDQ TS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ TS 'As Constructed' plans and asset register in a format acceptable to Council.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for each relevant stage c) Prior to survey plan endorsement for each relevant stage d) Prior to commencement of site works for each relevant stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
25.	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 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) <i>The approved Master Plan Strategy 3 – Open Space Network – Figure 5, prepared by Urbis and dated 25 June 2019.</i> iii) <i>the approved Everleigh Greater Flagstone PDA ROL05 Issue 3, prepared by Form Landscape Architects dated April 2021</i>	a) Prior to commencement of site works for the relevant stage

Ref	Condition	Timing
	The certified plans are to include, where relevant: 1. existing contours or site levels, services and features; 2. 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); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; 6. 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; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and 8. public lighting in accordance with <i>Australian Standard AS1158 – Lighting for Roads and Public Spaces</i>. 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
26.	Vegetation Clearing a) Undertake vegetation clearing generally in accordance with the approved Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, Number 7598 E 01 PC9 VCFMP A. 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
27.	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.	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

Ref	Condition	Timing
	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 part c) of this condition. Advice: 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.	e) Within 12 months of commencement of vegetation clearing
28.	Koala habitat contribution Pay to the MEDQ \$150 for each approved residential lot. NOTE: The contribution required by this condition is for the purposes of managing koala habitat and is levied in accordance with PDA Guideline No. 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs.	Prior to survey plan endorsement for the relevant stage
29.	Bushfire management a) Carry out bushfire management works as recommended in the approved Everleigh – Precinct 9 ROL 5 – Bushfire Hazard Assessment prepared by Rob Friend and Associates Pty Ltd Ref: RFA20-058-2 dated 4 March 2021. b) Submit to EDQ DA 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 relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
30.	Acoustic treatments (noise barrier) a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>; and ii) The approved Traffic Noise Impact Assessment Everleigh Greenbank prepared by ATP Consulting Engineers, Report no. ATP170617-R-TNIA-02_ROL5 Revision 4, dated 06 August 2021. b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS ‘as constructed’ plans and an asset register, certified by a RPEQ of the works located on public land required under part b) of this condition.	a) Prior to commencement of noise barrier 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
Surveying, land transfers and easements		
31.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 820, 821, 822 and 823 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
32.	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

Ref	Condition	Timing
33.	High density development easements (lots $\leq 450\text{m}^2$ in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
34.	Reciprocal easements (lots $> 450\text{m}^2$ in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots $> 450\text{m}^2$ in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Infrastructure		
35.	Municipal & State Charges The applicant will pay the MEDQ the Municipal & State Charges (calculated in accordance with the IFF).	In accordance with the IFF.
36.	Implementation Charge The applicant will: a) Pay the MEDQ the implementation charge (calculated in accordance with the ICID); OR b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; OR b) In accordance with the IFF
37.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA and DSRCIA) and written evidence that those charges have been paid to the Council; Or b) If the SRIA and DSRCIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; Or b) In accordance with the IFF

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
Development in accordance with a POD		
38.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved POD; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
39.	Maintain the approved development. For Sales Office (up to 400m ² GFA) development and multiple residential, maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
40.	Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for Sales Office (up to 400m ² GFA) development and multiple residential, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; and x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD.	a) Prior to commencement of building works b) Prior to commencement of building works
Construction of development in accordance with a POD		
41.	Out of 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
42.	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 ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
43.	Certification of Operational Work Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .	At all times
44.	Construction management plan a) For Sales Office (up to 400m ² GFA) development and multiple residential, 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;	a) Prior to commencing work

⁴ The out of hours work request form is available at EDQ's website.

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
	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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
45.	Erosion and sediment management a) For Sales Office (up to 400m² GFA) development and multiple residential, submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a 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); 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
46.	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) Should 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. 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.	a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
Infrastructure		
47.	Municipal & State Charges The applicant will pay the MEDQ the Municipal & State Charges (calculated in accordance with the IFF).	In accordance with the IFF.
48.	Implementation Charge The applicant will: a) Pay the MEDQ the implementation charge (calculated in accordance with the ICID); OR b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; OR b) In accordance with the IFF
49.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA and DSRCIA) and written evidence that those charges have been paid to the Council; Or b) If the SRIA and DSRCIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; Or b) In accordance with the IFF
Operational Works for Advertising Devices		
No.	Condition	Timing
1.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved Plan of Development – ROL 5 – Proposed Signage Plan, prepared by Urbis, Dwg No P0018054 SGP05 Rev 07, dated 21.07.2021	Ongoing
2.	Structural Design a) Submit to EDQ TS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated

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 ****