



Our ref: DEV2020/1099/10

12 November 2021

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

The Minister for Economic Development Queensland
C/- RPS Australia East Pty Ltd
Att: Ms Chiara Towler
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: chiara.towler@rpsgroup.com.au

Dear Chiara

Section 99 Approval - application to change PDA development approval

Material Change of Use and Reconfiguring a Lot (39 Residential Lots, 2 Non-residential Lots, Park Lot and New Road) and Operational Work (Clearing of Significant Vegetation) in Accordance with a Plan of Development and Preliminary Approval for Material Change of Use (Masterplan) at 53 Seventeen Mile Rocks Road and 113 Cliveden Avenue, Oxley described as Lot 600 on SP236626 and Lot 551 on SP142916

On 12 November 2021 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oxley PDA	
Site address	53 Seventeen Mile Rocks Road and 113 Cliveden Avenue, Oxley	
Lot on plan description	Lot number	Plan description
	Lot 600	SP236626
	Lot 551	SP142916
PDA development application details		
DEV reference number	DEV2020/1099	
'Properly made' date	5 October 2021	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Material Change of Use and Reconfiguring a Lot (39 Residential Lots, 2 Non-residential Lots, Park Lot and New Road) and Operational Work (Clearing of Significant Vegetation) in accordance with a Plan of Development and Preliminary Approval for Material Change of Use (Masterplan)	
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	
Original Decision date	9 December 2020	
Change to approval date	12 November 2021	
Currency period	6 years from decision date	

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.	Reconfiguring a Lot, Stage One, prepared by Place Design Group	1018015_34, Rev G	22 October 2021 and as amended in red 12/11/2021
2.	Plan of Development, Stage 1A, prepared by Place Design Group	1018015_35, Rev G	22 October 2021
3.	Oxley PDA Landscape Master Plan Stage 1, prepared by Place Design Group	1018015C, Revision E	21 August 2020 and amended in red on 27 October 2021
4.	Earthworks Spot Levels Plan, Sheet 5, prepared by KN Group	19-174-19, Rev E	August 2021
Plans and documents previously approved on 9 December 2020		Number	Date
1.	Overall Master Plan, prepared by Place Design Group	1018015_25, Rev F	17 August 2020
2.	Oxley PDA Open Space Network, prepared by Place Design Group	1018015C, Revision D	21 August 2020
3.	Ecological Assessment Report, prepared by Saunders Havill Group	Job No. 9216E	21 August 2020
4.	Technical Note – Supporting Document to the Further Issues Letter (DEV2020/1099)	Job No. 9216E	25 August 2020
5.	Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group	9216 E VCFMP G	20 August 2020 and amended in red on 23 November 2020
6.	Bushfire Management Plan prepared by Land and Environment Consultants	Report No 19061 Version 4	20 August 2020 and amended in red on 23 November 2020
7.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS#6172	14 August 2020
8.	Slope Stability Assessment Oxley PDA – Stage 1A, prepared by Butler Partners	018-118D	29 September 2020
9.	Geotechnical Investigation and Slope Stability – Technical Note Oxley PDA – Stage 1A, prepared by Butler Partners	018-118D	18 September 2020
10.	Groundwater Assessment Oxley Parkside Development – Stage 1A Blackheath Road, Oxley and prepared by Butler Partners	018-118D	15 September 2020

11.	Oxley PDA Stage 1 DA Further Issues Technical Note (Civil Engineering Response), prepared by KN Group	Version 1	19 August 2020 and amended in red on 23 November 2020
12.	Functional Layout Earthworks Plan, prepared by KN Group Pty Ltd	19-173-101, Rev D	February 2020
13.	Functional Layout Earthworks Plan - Sections, prepared by KN Group Pty Ltd	19-173-102, Rev C	February 2020 and amended in red on 23 November 2020
14.	Functional Layout Road Works, prepared by KN Group Pty Ltd	19-173-103, Rev D	February 2020
15.	Functional Layout Typical Sections, prepared by KN Group Pty Ltd	19-173-104, Rev C	February 2020
16.	Functional Layout Stormwater, prepared by KN Group Pty Ltd	19-173-105, Rev D	February 2020
17.	Functional Layout Sewer, prepared by KN Group Pty Ltd	19-173-106, Rev D	February 2020
18.	Functional Layout Water Reticulation, prepared by KN Group Pty Ltd	19-173-107, Rev D	February 2020
19.	Functional Layout Overall Services, Sheet 1, prepared by KN Group Pty Ltd	19-173-108, Rev D	February 2020
20.	Functional Layout Overall Services, Sheet 2, prepared by KN Group Pty Ltd	19-173-109, Rev D	February 2020
21.	Functional Layout Overall Services, Sheet 3, prepared by KN Group Pty Ltd	19-173-110, Rev D	February 2020
22.	Functional Layout Parking, prepared by KN Group Pty Ltd	19-173-111, Rev D	February 2020
23.	Traffic Engineering Report, prepared by TTM	18BRT0087 Rev 6	20 August 2020 and amended in red on 23 November 2020
Supporting Documentation			
1.	Further Issues Response – Stormwater and Flooding, prepared by Designflow	projects/4277	4 August 2020
2.	Oxley Priority Development Area Stormwater Management Plan, prepared by DesignFlow	Version 3B	18 August 2020

3.	Oxley PDA Stage 1 DA Further Uses V3 Technical Note, prepared by KN Group	Version 1	18 September 2020
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PREAMBLE

The information contained in this preamble is provided as advice only. It does not form part of the PDA development conditions. It is provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. 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 DA is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ DA 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 30 business days** – EDQ DA assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii. if the applicant is notified under ii.2. above, revised documentation must be submitted **within 30 business days** from the date of notification.
 - iv. **within 30 business days** – EDQ DA assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - v. where EDQ DA 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 DA endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

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.

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

ABBREVIATIONS AND DEFINITIONS

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

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 The Department of Infrastructure, Local Government and Planning, dated April 2020 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, 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 meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **CPESC** means a Certified Professional in Erosion and Sediment Control, by Envirocert International Inc.
6. **DSDTI** means the Department of State Development, Tourism and Innovation.
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. **EPA 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.

12. **MEDQ** means the Minister for Economic Development Queensland.
13. **PDA** means Priority Development Area.
14. **QUDM** means Queensland Urban Drainage Manual.
15. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Preliminary Approval for Material Change of Use		
No	Condition	Timing
General		
1.	Carry out the Approved Development – Master Plan Future development permits are to be generally in accordance with the approved Overall Master Plan, drawing reference 1018015_25 Revision F, prepared by Place Design Group, dated 17 August 2020.	As indicated

PDA Development Conditions - ROL		
No	Condition	Timing
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 survey plan endorsement for the relevant stage
3.	Maintain the Approved Development Maintain 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.	At all times following commencement of use
4.	Certification of Operational Works All operational works undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	At all times
5.	Street Naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
6.	Entry walls or features The provision of entry walls or features is not supported on roads and open space	As indicated

PDA-Associated Development		
7.	Roadworks and Footpath Works – External to the Site <ul style="list-style-type: none"> a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ [civil], for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) External Road Works – Seventeen Mile Rocks Road: Works for Stage 1A Residential Dwellings (39 lots), Preliminary Concept Design – Detail Plan, drawing 18BRT0087-01 Revision D, Sheets 1 and 2, prepared by TTM, dated 20 August 2020; and ii) PDA <i>Guideline No. 13 Engineering standards</i>; and iii) relevant Council standards. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS: <ul style="list-style-type: none"> i) RPEQ [civil] certification 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 [civil], in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of roadworks external to the site b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Engineering		
8.	Construction Management Plan <ul style="list-style-type: none"> a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: <ul style="list-style-type: none"> 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) stockpiles of materials and equipment (e.g. through ensuring materials do not enter the waterway or damage retained vegetation or its root zone); v) protection of vegetation nominated in the approved Plan of Development, Stage 1A, reference 1018015_35 Revision G prepared by Place Design Group dated 22 October 2021 (e.g. through protective fencing, signage, exclusion of construction vehicles and equipment from sensitive areas); vi) native fauna (e.g. fauna spotter catcher requirements, relocation protocols for fauna from the construction area) in accordance with Condition 49; vii) continuation of existing on-site uses during the construction phase, where relevant (e.g. safe vehicular and pedestrian access); viii) complaints procedures; and 	<ul style="list-style-type: none"> a) Prior to commencement of site works

	<p>ix) site management:</p> <ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. for safe and functional temporary vehicular access points and frequency of use; 3. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 4. for the location of materials, structures, plant and equipment; 5. of waste generated by construction activities; 6. detailing how materials are to be loaded/unloaded; 7. of employee and visitor parking areas; 8. of anticipated staging and programming; 9. for the provision of safe and functional emergency exit routes; and 10. any out of hours work as endorsed via Compliance Assessment. <p>x) Include hold points for RPEQ Geotechnical Engineer (Butler Partners or approved alternative) to undertake inspections/supervision during construction in accordance with Earthworks Condition 16 part b).</p> <p>xi) Include hold points required for arborist inspections in accordance with the approved Arboricultural Impact Assessment authored by Independent Arboricultural Services dated 14th Aug 2020 or subsequent updated hold points as identified in the arborist report endorsed through condition 18.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	
9.	<p>Traffic Management Plan</p> <p>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:</p> <ol style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) management of material haulage and mitigating impacts upon the road network; iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) 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. 	<p>a) Prior to commencement of site works</p>

	<p>b) Carry out all construction work generally in accordance with the certified TMP submitted under art a) of this condition, which is to be current and available on site.</p> <p><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></p>	b) During construction
10.	<p>Construction noise management plan</p> <p>a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a RPEQ. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a RPEQ [environmental], and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencement of work</p> <p>b) During construction</p> <p>c) As indicated</p>
11.	<p>Hours of Work - Construction</p> <p>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.</p>	During construction unless otherwise endorsed
12.	<p>Out of Hours Work - Compliance Assessment</p> <p>a) 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.</p> <p>b) Undertake all out of hours works in accordance with the endorsement obtained under part a) of this condition.</p>	<p>a) Minimum of 10 business days prior to proposed out of hours work commencement date</p> <p>b) As indicated</p>

13.	<p>Retaining Walls – Where constructed prior to registration of new residential lots</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ [civil], of all retaining walls on lot boundaries 1.0m or greater in height for walls shown on Functional Layout - Earthworks Plan (19-173-101, Rev D) dated February 2020, prepared by KN Group Pty Ltd including details regarding any proposed fencing situated on top of the retaining wall.</p> <p>Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Functional Layout – Earthworks Plan, drawing 19-173-101 Revision D, Sheet 1 of 11, prepared by KN Group Pty Ltd, dated 19 August 2020; and PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ iv) Designed such that slope stability is maintained in accordance with Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020 <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from a RPEQ [civil] that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of retaining wall works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
14.	<p>Geotechnical Stability</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for all stability works in accordance with the recommendations of the report Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020.</p> <p>b) Undertake all stability works generally in accordance with the certified plans required under part a) of this condition</p> <p>c) Submit to EDQ TS certification from a RPEQ that all stability works have been undertaken generally in accordance with the recommendations of the report Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020.</p> <p>d) Submit to EDQ TS recommendations prepared by a RPEQ Geotechnical Engineer from Butler Partners on the scope of geotechnical investigation and stability assessment for the southern hillside lots (Lots 1, 10-23) to confirm the assumptions of report Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement of relevant stage</p> <p>c) Prior to survey plan endorsement of relevant stage</p> <p>d) Prior to survey plan endorsement of relevant stage</p>

	<p>The recommendations are to include:</p> <ul style="list-style-type: none"> i) confirmation of ground investigation type/depth criteria; ii) laboratory testing required; iii) technical guidance, including whether testing is required to confirm groundwater, uncontrolled fill or slickenside assumptions; iv) Scope of stability assessment required by a RPEQ v) minimum finished floor level for Lots 14, 15, 18 and 19, which provides freeboard in accordance with QUDM to the stormwater level within the drainage swale along the swale alignment. <p>e) Provide evidence to EDQ TS of a covenant being entered into for lots 1, 10-23 and a disclosure statement that the final stability assessment is required to be undertaken by a RPEQ on behalf of the lot buyer that addresses part d) of this condition, in combination with the requirements of the Plan of Development.</p>	e) At registration of survey plan
15.	<p>Groundwater Monitoring</p> <ul style="list-style-type: none"> a) Submit to EDQ TS confirmation that one groundwater monitoring well is protected and retained within the southern hillside lots (lots 1, 10 – 23). b) Submit to EDQ TS a groundwater monitoring report for monitoring of the protected well as required by part a) of this condition. Monitoring is to occur on a monthly basis and after all significant rain events until end April 2021. 	<ul style="list-style-type: none"> a) As indicated b) Prior to sale of lot containing groundwater monitoring well
16.	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ [civil] and designed generally in accordance with Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments and <ul style="list-style-type: none"> i) Functional Layout Earthworks Plan Drawing No. 19-173-101 Revision D dated February 2020 prepared by KN Group Pty Ltd; and ii) Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020, <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 36 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ol style="list-style-type: none"> 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 	<ul style="list-style-type: none"> a) Prior to commencement of earthworks

	<p>b) Submit RPEQ Geotechnical Engineer technical memorandum (authored by Butler Partners) which certifies that the plans submitted under part a) are prepared in accordance with the recommendations of report Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020. The technical memorandum is to provide details of hold points during construction which require geotechnical review or site supervision, to address the risks identified in the report, including slope stability and uncontrolled fill.</p> <p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) and the technical memorandum submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) and part b) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of earthworks</p> <p>c) Prior to survey plan endorsement for the relevant stage.</p> <p>d) Prior to survey plan endorsement for the relevant stage.</p>
17.	<p>Roadworks – Internal to the Site (North of Lot 39)</p> <p>a) Submit to EDQ TS engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the following plans/documents:</p> <ul style="list-style-type: none"> i) Functional Layout Road Works Drawing No. 19-173-103 Revision D dated Feb 20 prepared by KN Group Pty Ltd; ii) <i>PDA Guideline No. 13 Engineering standards</i>; and iii) Relevant Council <i>standards</i>. <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS ‘as constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all roadworks constructed in accordance with this condition.</p>	<p>a) Prior to commencement of roadworks internal to the site</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
18.	<p>Entrance Road – Roadworks & Tree Protection - Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed engineering design documentation, certified by an RPEQ and verified by an arborist (via technical memorandum) for the protection of the Bumpy Ash Trees, for the design of the entrance road and footpath from Seventeen Miles Rock Road entry to Lot 39.</p> <p>The plans are to include:</p> <ul style="list-style-type: none"> i) Detailed plans for footpath design and construction methodology, compliant with Council standards, or submission of alternative root-protecting footpath design; ii) Detailed road/kerb/footpath design alignment, cross sections and long sections, including tree trunk / canopy dripline locations; iii) Identify differential levels between proposed road/footpath geometry and trunk base level at all existing tree locations; 	<p>a) Prior to commencement of entrance road works</p>

	<ul style="list-style-type: none"> iv) Services alignments and cross sections, with provision for installation of all underground services on the western verge. Minimisation of service corridor width and pipe boring of services where required for tree retention; v) Reinstatement of the crossover of the existing driveway to 59 Seventeen Mile Rocks Road; vi) Offsets to tree trunks and canopy drip line; vii) Protection measures for existing trees, or arborist justification for removal (including trees on western verge); viii) Functional layout plans that addresses i) to vii) above, including Streetscape and Street Lighting requirements; and ix) Arborist recommended hold points and supervision requirements on civil drawings. <ul style="list-style-type: none"> b) Construct works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ TS certification that all works have been undertaken in accordance with the plans and arborists recommendations of part a) of this condition. d) Submit to EDQ TS 'as constructed' plans, certified by a RPEQ, and asset register in a format acceptable to Council. 	<ul style="list-style-type: none"> b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
19.	<p>Water – Internal</p> <ul style="list-style-type: none"> a) Submit to EDQ TS a water reticulation Precinct Network Plan, prepared generally in accordance with Functional Layout - Water Reticulation, prepared by KN Group Pty Ltd, dated February 2020, and the services plan endorsed by Condition 18(a), and endorsed by Urban Utilities. b) Submit to EDQ TS detailed water reticulation design plans, certified by a RPEQ [civil], generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ TS 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Urban Utilities current adopted standards, of all water reticulation works constructed in accordance with this condition. 	<ul style="list-style-type: none"> a) Prior to the commencement of water works b) Prior to commencement of water works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
20.	<p>Sewer – Internal</p> <ul style="list-style-type: none"> a) Submit to EDQ TS a sewer reticulation Precinct Network Plan, prepared generally in accordance with Functional Layout - Sewer, prepared by KN Group Pty Ltd, dated February 2020, and the services plan endorsed by Condition 18(a), and endorsed by Urban Utilities. b) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. 	<ul style="list-style-type: none"> a) Prior to the commencement of sewer works b) Prior to commencement of sewer works c) Prior to survey plan endorsement

	d) Submit to EDQ TS 'as constructed' plans, asset register, pressure and CCTV results in accordance with Urban Utilities current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	d) Prior to survey plan endorsement
21.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ [civil], for the stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) Functional Layout – Stormwater Drawing No. 19-173-105, Rev D, prepared by KN Group Pty Ltd dated February 2020 <p>Roof water drainage for rear-draining Lots 23-30 are to be connected to inter-allotment underground piped drainage network and connected to road drainage infrastructure or detention structure within Stage 1B or Stage 1D via piped conveyance.</p> <p>b) Carry out stormwater work generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ [civil] including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
22.	<p>Stormwater Management (Quality) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the supporting document Oxley Priority Development Area Stormwater Management Plan Version 3B dated 18 August 2020 prepared by DesignFlow, which addresses the following:</p> <ul style="list-style-type: none"> i) Confirm/optimize filter media area and basin sizing ii) Maximise filter media immunity to local and creek/river flooding iii) Incorporate backflow prevention device on filter media drainage system iv) Confirm requirement for sediment / Gross Pollutant Trap to be constructed in Stage 1C prior to discharge to the bioretention basin, due to discharge bypassing sediment basin. <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ TS 'as constructed' drawings, including an asset register, certified by an RPEQ [civil/environmental], in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to survey plan endorsement for the relevant stage.</p> <p>c) Prior to survey plan endorsement for the relevant stage.</p>
23.	<p>Stormwater Management (Flooding) - Compliance Assessment</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i></p>	<p>a) Prior to commencement of stormwater works</p>

	<p>and the supporting document Oxley Priority Development Area Stormwater Management Plan Version 3B dated 18 August 2020 prepared by DesignFlow.</p> <p>The certified plans and design report are to address the following:</p> <ul style="list-style-type: none"> i) Detailed design of detention basins, hydraulic structures, underground pipe network and overland flow paths; ii) Development staging; iii) Non-worsening of existing hazard/nuisance to downstream roads and properties, including assessment of impacts upon Cliveden Avenue flood immunity, time of submergence, frequency of inundation and flow at which the road overtops. Modelling of events < 63% AEP will be required; iv) Design of protections works upstream/downstream of the Cliveden Avenue point of discharge, including repair/replacement of culvert outfall and scour protection within PDA-associated land as shown in Schedule 3 of the Oxley PDA Development Scheme; v) Assessment of requirement for any infrastructure works to address any issues identified above; vi) Basin design and treatments in accordance with BCC standards; vii) Optimise detention basin footprint; viii) Safety assessment and required fencing/signage for all stormwater assets and flowpaths; ix) Tree retention around Cliveden Avenue culvert; x) Open space and footpath immunity; xi) Assessment of interface with western flowpath through environmental protection area and mitigation of any impacts of bed lowering or increase in velocity of flow which may cause scour or instability upstream; and xii) Waterway stability assessment downstream of Cliveden Avenue to determine works required to mitigate any increase in flowrate/velocity or frequency of flow, to reduce the risk of erosion downstream of the point of discharge. Model 63% AEP to 1% AEP, including velocity pre and post development. <ul style="list-style-type: none"> b) Construct the works, excluding item xii where works are not located within PDA-associated land identified in Schedule 3 of the Oxley PDA Development Scheme, generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans including an asset register and test results, certified by an RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition. <p>Advice Note: <i>Works outside of the area identified in Schedule 3 of the Oxley PDA Development Scheme are required to be undertaken through an Operational Works application approved by Brisbane City Council in accordance with Condition 24.</i></p>	<ul style="list-style-type: none"> b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
24.	<p>Stormwater Management (Flooding) – External to the Site (PDA-Associated Development /Council approval)</p> <ul style="list-style-type: none"> a) Submit to EDQ TS a copy of Council approval if applicable for any works required upon stormwater drainage system downstream of Cliveden Avenue identified by Condition 23 part a)xii): 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement

	<p>b) Deliver the stormwater drainage works in accordance with the approved plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS:</p> <ul style="list-style-type: none"> i) RPEQ [civil] certification that all stormwater drainage works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) as-constructed drawings, asset register and test results, certified by a RPEQ [civil], in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
25.	<p>Stormwater Management (Southern Boundary Drainage) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system which captures roof water and overland flow from Seventeen Mile Rocks Road Lots and conveys this within a swale and piped drainage system within Lot 1, 10, 14-23 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i></p> <p>The certified plans are to address the following:</p> <ul style="list-style-type: none"> i) Capture of the 1% AEP discharge from Seventeen Mile Rocks Road Lots, located to the south of the PDA boundary. ii) Design in accordance with the recommendations of the report Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020. iii) Provision for overland conveyance of flow due to 100% blockage of field inlet pits, within east-west concrete drain and north-south grass swale. iv) Calculation of depth velocity product and assessment of safety v) Ground clearance requirements for the fencing at the rear, side and front boundary (if applicable). vi) Structural details of concrete structures vii) Detail sub-soil drainage arrangement within lots and associated points of discharge in accordance with Butler Partner report Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020. viii) Define the easement width required to contain the 1% AEP flow and allow maintenance in accordance with QUDM and Council standards. ix) Define the easement required in favour of Seventeen Mile Rocks Road lots for future connection of roofwater. <p>b) Construct the stormwater work generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ [civil] including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
26.	<p>Street Lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a Rate 2 street lighting system, certified by a RPEQ [civil/electrical], to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p>	<p>Prior to survey plan endorsement for the relevant stage.</p>

	<ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i>; and v) Services plan endorsed by Condition 18(a). <p>b) Design and install a Rate 3 street lighting system, certified by an RPEQ [civil/electrical], to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) be in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'; iii) meet the requirements of Energex for unmetered supply; iv) be endorsed by the relevant ownership authority; and v) Services plan endorsed by Condition 18(a). <p>c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ [civil/electrical], in a format acceptable to Council.</p>	
27. Electricity	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement b) Prior to survey plan endorsement
28. Telecommunications	<ul style="list-style-type: none"> 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. Telecommunication connection trench must be located on the western side of the road from the Seventeen Mile Rocks Road entrance north to Lot 39 to avoid retained trees (Bumpy Ash). b) Connect the approved development in accordance with the documentation submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement b) Prior to survey plan endorsement
29. Broadband	<ul style="list-style-type: none"> 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>. Broadband connection trench must be located on the western side of the road from the Seventeen Mile Rocks Road entrance north to Lot 39 to avoid retained trees (Bumpy Ash). b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement b) Prior to survey plan endorsement

30.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Landscape and Environment		
31.	<p>Streetscape Works</p> <p>a) Submit to EDQ TS detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, internal to the site, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/documents:</p> <ul style="list-style-type: none"> i) Functional Layout Road Works Drawing No. 19-173-103 Revision D dated February 2020 prepared by KN Group Pty Ltd); ii) Oxley PDA Open Space Network, number 1018015C, Revision D, dated 21 August 2020, prepared by Place Design Group; iii) Plans endorsed through condition 18; and iv) Relevant Council standards. <p>The certified drawings are to include, where relevant:</p> <ul style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Carry out streetscape works generally in accordance with the streetscape plans under part a) of this condition.</p> <p>c) Submit to EDQ DA 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
32.	<p>Landscape Works (Residential Lots) – Fencing/Barrier Edge Protection</p> <p>a) Erect a 1.8m high timber paling fence, as nominated in the approved Oxley PDA Landscape Master Plan Stage 1, drawing reference 1018015C Revision E, Drawing number 10, dated 21 August 2020 (as amended in red):</p> <ul style="list-style-type: none"> i) eastern side boundary of Lot 39 where interfacing with a future pedestrian connection; and ii) eastern and western site boundary of the entry road, where adjoining the existing residential lots outside the PDA boundary. 	<p>a) Prior to survey plan endorsement and to be maintained at all times</p>

	<p>b) Erect black powder coated aluminium tubular 'pool' style permeable fencing as nominated in the approved Oxley PDA Landscape Master Plan Stage 1, drawing reference 1018015C Revision E, Drawing number 10, dated 21 August 2020 (as amended in red), with ground clearance in accordance with Condition 25 on the following proposed lots at:</p> <ul style="list-style-type: none"> i) 1.5m high on the eastern side boundary of Lot 1 where interfacing with the landscaped entry open space (road verge) to provide passive surveillance of the open space (road verge); ii) 1.5m high on the rear boundaries of Lots 23 (partial extent), 24– 30, and common boundaries between these lots where within the Bushfire Protection Zone, as nominated on the approved Plan of Development Stage 1A, drawing reference 1018015_35, prepared by Place Design Group, dated 17 August 2020; iii) 1.8m high on the rear of Lots 1, 10, 14 – 22 and 23 (partial extent) and iv) 1.5m high at the north-eastern side boundary of Lot 30. <p>c) Submit to EDQ TS RPEQ confirmation of any edge protection required on the drain at the rear of lots 1, 10 and 14-23.</p> <p>d) Construct the edge protection identified under part c) of this condition.</p>	<p>b) Prior to survey plan endorsement and to be maintained at all times</p> <p>c) Prior to survey plan endorsement of lots 1, 10 and 14-23</p> <p>d) Prior to survey plan endorsement of lots 1, 10 and 14-23</p>
33.	<p>Landscape Works (Residential Lots) – Deep Tree Planting (Lots 1, 10 and 14 – 22) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment detailed vegetation planting plans for the rear of lots 1, 10 and 14 to 22 in the Tree Planting Zone as shown on Plan of Development, Stage 1A, reference 1018015_35 Revision G prepared by Place Design Group dated 22 October 2021 to maintain and enhance slope stability in accordance with the recommendations/mitigation measures of the Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020.</p> <p>The vegetation planting shall include a minimum of 60 suitable tree species to be planted within this zone, distributed at an approximately even spacing. The vegetation planting landscape proposal to be submitted to EDQ TS, RPEQ certified by a geotechnical engineer for slope stability purposes.</p> <p>b) Construct landscape works generally in accordance with the landscape plans under part a) of this condition.</p> <p>c) Submit to EDQ TS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
34.	<p>Landscape works (Parks, Open Space) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment detailed landscape plans, including a schedule of proposed Contributed Assets (standard and non-standard assets) to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open</p>	<p>a) Prior to commencement of landscape works</p>

	<p>space areas, generally in accordance with PDA Guideline No. 12 – Park planning and design and the following plans/documents:</p> <ul style="list-style-type: none"> i) approved Oxley PDA Landscape Master Plan Stage 1, drawing reference 1018015C Revision E, Drawing number 10, dated 21 August 2020; and ii) Council's Infrastructure design planning scheme policy. Any embellishments to the park are to be delivered and constructed in accordance with the parks chapter of Council's Infrastructure design planning scheme policy to ensure robustness, flood resilience and minimal maintenance requirements over the life of the transferable assets. <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> 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 where required to prevent unauthorised vehicular access; 6. details of the proposed 4m emergency egress pathway through the proposed parkland and open space, connecting to Cliveden Avenue which is for emergency access; 7. details of pedestrian pathways, including: <ul style="list-style-type: none"> a. footpath design including cross sections and long sections, and details of the interface with the road reserve; b. earthworks or structures required to facilitate the pathway construction and achieve longitudinal grades, crossfall and drainage in accordance with Council Standards; c. a revegetation plan for the zone of proposed clearing at the south-western entrance to the Drainage Reserve (Stage 1D) trail whilst providing for passive surveillance over the Drainage Reserve (Stage 1D); d. signage plan for the trail; and e. a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. 8. details and locations of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 9. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; 10. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; 11. signage, including flood hazard signage as required by the supporting document Oxley Priority Development Area Stormwater Management Plan Version 3B dated 18 August 2020 prepared by DesignFlow and as shown on the detailed plans required by Condition 23; and 12. any barrier/fencing as required by the supporting document Oxley Priority Development Area Stormwater Management Plan Version 3B dated 18 August 2020 prepared by 	
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	<p>DesignFlow and as shown on the detailed plans required by Condition 23.</p> <p>b) Construct the works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ DA 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
35.	<p>Acid Sulfate Soils</p> <p>a) Submit to EDQ TS an Acid Sulfate Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed acid sulfate soil generally in accordance with the certified Acid Sulfate Management Plan submitted under part b) of this condition.</p> <p>c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the Acid Sulfate Management Plan submitted under part b) of this condition.</p>	<p>a) Prior to or during earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
36.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ [civil/environmental] or a Certified Professional in Erosion and Sediment Control, generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i) Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii) Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
37.	<p>Innovation & Sustainability – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment a report, certified by a RPEQ, identifying the proposals for designs, technology or material selection to:</p> <ul style="list-style-type: none"> i) Promote innovative and efficient use of energy and water such as smart/solar lighting, water recycling scheme for open space irrigation and "Water smart" street trees with passive irrigation in accordance with Brisbane City Council standards and Water by Design guidance by Healthy Land and Water (previously Healthy Waterways); and ii) Maximise recycling opportunities and reducing waste generation, such as recycled materials in road construction (aggregate or asphalt) concrete cement clinker substitution or geopolymers concrete. <p>b) Carry out the works identified in part a) of this condition</p>	<p>a) Prior to commencing site works</p> <p>b) Prior to survey plan endorsement</p>

	c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement
38.	<p>Drainage Easement at Rear of Lots 1, 10, 14-23</p> <p>a) Submit to EDQ TS, for the drainage infrastructure at the rear of lots 1, 10, 14-23 evidence that Council has accepted a drainage easement.</p> <p>Or</p> <p>b) Submit to EDQ TS an alternative arrangement, such as a body corporate structure and Community Management Statement for Lots 1, 10, 14-23 to ensure maintenance for the drainage infrastructure at the rear of these lots.</p>	Prior to survey plan endorsement of lots 1, 10, 14-23
Bushfire and Vegetation Management		
39.	<p>Bushfire Management</p> <p>a) Carry out the development in accordance with the recommendations of approved Bushfire Management Plan, document no.19061 Version 4, dated 20 August 2020, prepared by Land and Environment Consultants.</p> <p>b) 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 relevant approved plans and documents.</p> <p>c) Submit to EDQ TS an updated plan showing the revised protection zone for Stage 1A that includes the improvements works (including constructed landform and revegetation at an unmanaged overgrown state) of Stage 1D as required by condition 34 and in accordance with section 6.1 of the approved Bushfire Management Plan, document no.19061 Version 4, dated 20 August 2020, prepared by Land and Environment Consultants and as amended in red dated 23/11/2020</p>	<p>a) Prior to the survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement of stage 1C</p>
40.	<p>Vegetation Maintenance</p> <p>a) Submit to EDQ TS a vegetation maintenance plan that is to include:</p> <ul style="list-style-type: none"> i) strategies and ongoing maintenance requirements for bushfire management, including within Stage 2, to maintain the post development bushfire risk outcomes of the approved Bushfire Management Plan, document no.19061 Version 4, dated 20 August 2020, prepared by Land and Environment Consultants; ii) strategies and ongoing maintenance for the retained Bumpy Ash trees; iii) strategies and ongoing maintenance requirements for pest and weed management; and iv) strategies for monitoring of vegetation. <p>b) Undertake vegetation maintenance in accordance with the maintenance plan required by part a) of this condition</p>	<p>a) Prior to the survey plan endorsement for the relevant stage</p> <p>b) As required</p>

41.	<p>Controlled Vegetation Notice</p> <p>Submit to EDQ DA, confirmation that:</p> <ul style="list-style-type: none"> a) All vegetation to be retained in accordance with the approved Vegetation Clearing and Fauna Management Plan, document no. 9216 E VCFMP G, dated 20 August 2020, prepared by Saunders Havill Group, and any additional vegetation identified in the endorsed plan through Condition 18(a) and replanted as per condition 33 within the bounds of lots under private ownership is included in the <i>Economic Development (Vegetation Management) By-Law 2013</i>; and b) A vegetation notice has been placed on the title of each lot to be created, where vegetation is to be retained in accordance with the approved Vegetation Clearing and Fauna Management Plan, document no. 9216 E VCFMP G, dated 20 August 2020, prepared by Saunders Havill Group, and replanted as per condition 33. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for relevant stage. b) At registration of survey plan.
Surveying, Land Transfers and Easements		
42.	<p>Contaminated Land - Land Uses in Accordance with a Plan of Development</p> <p>Submit to EDQ TS a copy of a site suitability statement, as required under the EP Act, confirming that the site is suitable for the proposed uses detailed on the approved Plan of Development. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the <i>Environmental Protection Act 1994</i>.</p> <p><i>NOTES:</i> <i>For the purpose of this condition a suitably qualified person is defined in the Environmental Protection Act 1994.</i></p> <p><i>A list of approved auditors can be found at the following website:</i> https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</p>	Prior to survey plan endorsement
43.	<p>Drainage – Stage 1D</p> <p>Stage 1D is to be maintained by the applicant for the purpose of drainage until such time it is transferred to Council.</p>	At all times until transferred to Council
44.	<p>Park and Open Space – Stage 1B</p> <p>Stage 1B is to be maintained by the applicant for the purpose of parks and open space until such time it is transferred to Council.</p>	At all times until transferred to Council
45.	<p>Easement(s) over Infrastructure</p> <ul style="list-style-type: none"> a) 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. b) Where a drainage easement for drainage infrastructure at the rear of lots 1, 10, 14-23 is provided in accordance with Condition 38(a), provide the easement in favour and at no cost to Council. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	c) The terms of easements identified under part a) and b) of this condition are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	c) As indicated
46.	Contributed Asset(s) – Non-Standard Where Contributed Assets are to be delivered to a standard other than the relevant Council standard (in force as at the date of Compliance Assessment of the relevant Public Asset, or where Compliance Assessment is not required, the relevant standard in force at the time of this PDA decision notice), submit to the EDQ TS evidence of an appropriate arrangement being entered into with Council or another third party for the ownership, repair, maintenance and replacement of that Contributed Asset.	Prior to survey plan endorsement
Infrastructure Charges		
47.	Infrastructure Contributions Pay to the MEDQ development charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

PDA Development Conditions – Operational Works – Vegetation Clearing		
No	Condition	Timing
General		
48.	Vegetation clearing a) Carry out vegetation clearing generally in accordance with the approved Vegetation Clearing and Fauna Management Plan, document no. 9216 E VCFMP G, dated 20 August 2020, prepared by Saunders Havill Group and any additional vegetation endorsed for clearing identified through Condition 18(a) b) Submit to EDQ TS certification from a qualified ecologist or arborist (AQF Level 5 or above) that vegetation clearing has been carried out in accordance with 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
49.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ TS certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures were carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing

STANDARD ADVICE

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

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be found at <https://www.dsdmip.qld.gov.au/economic-development-qld/forms-guidelines-practice-notes.html>.

WORKS EXTERNAL TO THE PDA

If a condition of this PDA development approval requires works external to the PDA that development may be subject to the Planning Act 2016 and may require approval under the Planning Act 2016. This position may be affected if the works constitute PDA-associated development as defined in the *Economic Development Act 2012*:

- a) **Definition of PDA-associated development**
“PDA-associated development, for a priority development area, means development that is—
 - a) declared to be PDA-associated development for the area under section 40C(1); or
 - b) identified as PDA-associated development for the area in the relevant development instrument for the area.”
(see schedule 1 of the *Economic Development Act 2012*)
- b) **Development external to the PDA that is not PDA-associated development**
Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:
 - i. the works are not identified as PDA-associated development in the relevant development instrument; and
 - ii. the works are not exempt development under the *Planning Act 2016*; then
 - iii. there are two options to obtain approval to undertake work outside the PDA:
 - 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 - 2. **Development Approval** under the *Planning Act 2016* through the relevant local government authority or planning body

**** End of Package ****