



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

Our ref: DEV2021/1226

1 April 2021

IRBS Properties Pty Ltd
C/- DTS Group
Att: Nick Bailey and Sam Hutchinson
PO Box 3128
WEST END QLD 4101

Email: planning@dtsqld.com.au

Dear Nick and Sam

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

Material Change of Use for Warehouse (Self Storage), Retail (Showroom) and Business (Office) and Reconfiguring a Lot for 1 lot into 2 lots and access easement at 3 Commercial Circuit, Flagstone described as Lot 25024 on SP311389

On 1 April 2022, 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@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	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Lot 25024	SP311389

PDA development application details	
DEV reference number	DEV2021/1226
'Properly made' date	11 October 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	Material change of use for 3 storey self storage and office building and a single storey retail building; and Reconfiguring a lot – subdividing 1 lot into 2 lots with an access easement.

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Decision date	1 April 2022
Currency period	6 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.	Proposed Subdivision Plan of Lots 1 and 2	A3 6356 Rev C	11/03/2022
2.	Landscape Concept Plan	Rev A (Pages 2-4) as amended in red 25/03/22	10/09/21
3.	Site Plan and Project Information	DA-00-10 Rev 12	21/12/21
4.	Materials	DA-00-13	15/12/21
5.	Ground Level	DA-12-02 Rev 20	21/12/21

6.	Level 01	DA-12-03 Rev 18	15/12/21
7.	Level 02	DA-12-04 Rev 16	15/12/21
8.	Roof Plan	DA-12-05 Rev 17	15/12/21
9.	Building Elevations	DA-21-00 Rev 11	15/12/21
10.	Building Elevations	DA-21-01 Rev 4	15/12/21
11.	Retail Elevations	DA-21-02 Rev 3 as amended in red 28/03/22	15/12/21
12.	Building Sections	DA-31-00 Rev 2	15/12/21
13.	Traffic Impact Assessment prepared by Bitzios	P5356.002R 3 Commercial Circuit Flagstone TIA	20/12/21
14.	Geotechnical Investigation prepared by Soil Surveys	1-24684, 2021-11-25, BR VER 1	17/12/21

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. **EDQ** means Economic Development Queensland.
8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
9. **EDQ TS** means Economic Development Queensland's – Technical Services team.
10. **EP Act** means the *Environmental Protection Act 1994*.
11. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2020) as amended or replaced from time to time.
12. **LTA** means *Land Title Act 1994*.
13. **MEDQ** means the Minister for Economic Development Queensland.
14. **PDA** means Priority Development Area.
15. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.

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.

- 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@dsmip.qld.gov.au

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

PDA Development Conditions – Material Change of Use		
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 commencement of use or BFP endorsement, whichever occurs first
2.	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
3.	Advertising Devices Advertising devices are to be provided in accordance with the relevant planning scheme requirements.	Prior to commencement of use and to be maintained
4.	End of trip facilities (retail use) The proposed retail use must be provided with end of trip facilities in accordance with the Queensland Development Code MP4.1 - Sustainable Buildings.	Prior to commencement of use

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
Construction management		
5.	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
6.	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
7.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
9.	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;	a) Prior to commencing site works

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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
10.	Erosion and sediment management – Compliance assessment a) Submit to EDQ TS, for compliance assessment, 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 endorsed under part a) of this condition.	a) Prior to commencing site works b) During construction
11.	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.	a) Prior to commencing works

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
12.	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, including any existing street trees due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Geotechnical Report – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment a geotechnical report, certified by an RPEQ, for the proposed works within the Homestead Drive Batters. The report is to include engineer's recommendations on: i) Risk of slip failure ii) Methods for batter protection b) Carry out the proposed works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS, a RPEQ signed letter of certification, that the proposed works (including earthworks and ESCP) have been carried out generally in accordance with the endorsed plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
14.	Earthworks – Compliance assessment a) Submit to EDQ DA for compliance assessment detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) The geotechnical report required by Condition 11 of this approval. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are 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 3. maintain the existing stability and integrity of the Homestead Drive Batters and bridge infrastructure vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ TS, a RPEQ signed letter of certification or RPEQ certified set of as constructed plans demonstrating that: i) all earthworks have been carried out generally in accordance with the endorsed plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing site works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
15.	Retaining walls – Compliance assessment a) Submit to EDQ TS, for compliance assessment detailed engineering plans, certified by a RPEQ, of all retaining walls. Retaining walls must be: i) certified to achieve a minimum 100 year design life; ii) designed generally in accordance with <i>Australian Standard 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 the Geotechnical report required by condition 11 of this approval. iv) Constructed to ensure the existing stability and integrity of the Homestead Drive batters and bridge infrastructure is maintained. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS, certification from an RPEQ that all retaining wall works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing site works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
Engineering - General		
16.	Vehicle access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's relevant adopted standards. b) Submit to EDQ TS, RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement , whichever occurs first b) Prior to commencement of use or BFP endorsement , whichever occurs first
17.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	a) Prior to commencement of use or

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	b) Submit to EDQ TS, RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	BFP endorsement , whichever occurs first b) Prior to commencement of use or BFP endorsement , whichever occurs first
18.	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Stormwater connection a) Submit to EDQ TS, detailed engineering plans, certified by a RPEQ, showing the connection of the development into the existing stormwater network b) Connect the approved development to the lawful point of discharge generally in accordance with part a) of this condition and: i) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; ii) stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor; and iii) generally, in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use or BFP endorsement , whichever occurs first
20.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
21.	Telecommunications a) Submit to EDQ TS, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
22.	Broadband a) Submit to EDQ TS, written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
23.	Landscape works- Compliance Assessment a) Submit to EDQ TS, for compliance assessment detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved the Geotechnical report required by condition 11 of this approval. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
24.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
25.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
26.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Rail Corridor		
27.	Fencing – Rail Corridor Fencing must be provided along the site boundary with the railway corridor in accordance with either of the following: - the existing fence along the site boundary with the railway corridor must be retained; or - ARTC drawing number STD-T0195 – 'Standard Chain Link Boundary & High Security Fence'.	Prior to the commencement of use and to be maintained at all times
Infrastructure contributions		
28.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. - Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF.
PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
General		
29.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents	Prior to survey plan endorsement
Earthworks and retaining walls		
30.	Water connection - Submit to EDQ TS, detailed engineering plans, certified by a RPEQ, showing the connection of the development into the existing water reticulation network - Connect the approved development to the existing water reticulation network generally in accordance with part a) of this condition and Council's current adopted standards.	- Prior to commencement of site works - Prior to commencement of use

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
31.	Sewer connection - Submit to EDQ TS, detailed engineering plans, certified by a RPEQ, showing the connection of the development into the existing sewer reticulation network - Connect the approved development to the existing water reticulation network generally in accordance with part a) of this condition and Council's current adopted standards.	- Prior to commencement of site works - Prior to commencement of use
32.	Electricity - Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. - Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	- Prior to commencement of use - Prior to commencement of use
33.	Telecommunications - 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. - Connect the approved development in accordance with the documentation submitted under part a) of this condition.	- Prior to commencement of use - Prior to commencement of use
34.	Broadband - 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>. - Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	- Prior to commencement of use - Prior to commencement of use
Roadworks, urban servicing and stormwater management		
35.	Stormwater management (quantity) 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>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. The stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor. Any works undertaken for this development must not:	Prior to commencement of site work

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	i. create any new discharge points for stormwater runoff onto the railway corridor; ii. Interfere with and/or cause damage to the existing stormwater drainage on the railway corridor 3) Surcharge any existing culver or drain on the railway corridor; and reduce the quality of stormwater discharge onto the railway corridor. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement
Surveying, land transfers and easements		
36.	Easements over infrastructure Provide public utility easements, in favor 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
37.	Access Easement An access easement over Lot 1 providing access to Lot 2 is to be created at the registration of the survey plan creating Lot 2.	As indicated
Infrastructure contributions		
38.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. – Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF.

STANDARD ADVICE

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

**** End of Package ****