



Our ref: DEV2021/1191/2

01 August 2022

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

The Minister for Economic Development Queensland  
C/- RPS Australia East Pty Ltd  
Att: Sam Buchanan and Georgina Bartlett  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: Samantha.buchanan@rpsgroup.com.au; and  
georgina.bartlett@rpsgroup.com.au

Dear Sam and Georgina

**Section 99 Approval - application to change PDA development approval**  
**Reconfiguring a Lot – 48 Residential Lots, Public Open Space and New Road in Stages;  
Material Change of Use for Dwelling House in accordance with a Plan of Development;  
and Operational Work for Clearing Significant Vegetation, and Filling and Excavation at  
53 Seventeen Mile Rocks Road, Oxley described as Lot 600 on SP236626 and Lot 551  
on SP142916**

On 1 August 2022 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](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdilgp.qld.gov.au, who will 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	
Lot on plan description	Lot number	Lot number
	Lot 600	SP236626
	Lot 551	SP142916
PDA development application details		
DEV reference number	DEV2021/1191/2	
'Properly made' date	7 July 2022	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Reconfiguring a Lot – 48 Residential Lots, Public Open Space and New Road in Stages; Material Change of Use for Dwelling House in accordance with a Plan of Development; and Operational Work for Clearing Significant Vegetation, and Filling and Excavation at 53 Seventeen Mile Rocks Road, Oxley described as Lot 600 on SP236626 and Lot 551 on SP142916	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>Revised Plan of Development, Stage 2, prepared by Place Design Group;</li> <li>Update Condition 7 to reference the revised Plan of Development</li> </ul>	
Original Decision date	25 February 2022	
Change to approval date	1 August 2022	
Currency period	6 years from the original 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.	Plan of Development, Stage 2, prepared by Place Design Group	Sheet Number 1018015_51 Revision H	21 July 2022 and amended in red 29 July 2022
Plans and documents previously approved on 25 February 2022		Number	Date
1.	ROL Plan Stage Two, prepared by Place Design Group	Sheet Number 1018015_50 Revision B	26 August 2021
2.	Predominant Lot Size Summary Overall, prepared by Place Design Group	Sheet Number 1018015_49 Revision B	26 August 2021
3.	Oxley Priority Development Area Stage 2, Stormwater Management Plan Validation, prepared by DesignFlow	4277	14 May 2021
4.	Geotechnical Slope Stability Report – Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, prepared by Butler Partners	018-118B	23 April 2021
5.	Functional Layout Plan prepared by KN Group <ul style="list-style-type: none"> <li>Earthworks Plan</li> <li>Earthworks Plan Sections Sheet 1</li> <li>Earthworks Plan Sections Sheet 2</li> <li>Road Works</li> <li>Typical Sections</li> <li>Stormwater</li> <li>Sewerage Layout Plan</li> <li>Water Reticulation</li> <li>Overall Services Sheet 1</li> <li>Overall Services Sheet 2</li> <li>External Works Sheet 1</li> <li>External Works Sheet 2</li> </ul>	19-173-201 B amended in red 19-173-202 B 19-173-203 D amended in red 19-173-204 B 19-173-205 C 19-173-206 B 19-173-207 A 19-173-208 A 19-173-209 B 19-173-210 B 19-173-211 C amended in red 19-173-212 C amended in red	3 September 2021 3 September 2021 3 September 2021 27 October 2021 3 September 2021 14 October 2021 25 August 2021 31 May 2021 31 May 2021 25 August 2021 25 August 2021 15 October 2021
6.	Concrete Drainage Channel Technical Memo, prepared by GC Structural Engineers Pty Ltd	21ST179-LT01 Amended in red	20 September 2021
7.	Vegetation Clearing and Fauna Management Plan – Vegetation Clearing for Stage 2, prepared by Saunders Havill Group	9216 E (01-11)	22 October 2021
8.	Oxley PDA Landscape Master Plan Stage 2, prepared by Place Design Group	1018015C Revision H amended in red	27 October 2021
9.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS7460 amended in red	3 September 2021

Supporting documents		Number	Date
10.	Geotechnical Slope Stability Report Technical Note	018-118B	28 May 2021
11.	Groundwater Assessment Report Oxley PDA, prepared by Butler Partners (approved as part of Oxley Stage 1, under DEV2020/1099)	018-118D	15 September 2020
12.	Vegetation Technical Note, prepared by Saunders Havill	9216	25 October 2021
13.	Landscape Technical Note, prepared by Place Design Group <ul style="list-style-type: none"> <li>Further Issues Response – item 1 – Function Clarification and Maintenance Costs</li> </ul>	1018015_St2_EHillsideMaint_kh	25 October 2021
14.	Hillside Contamination Investigation Summary Technical Note, prepared by Butler Partners	018-118C	21 October 2021
15.	Technical Note - Slope Stability Risk Assessment Oxley PDA – Stage 2 Blackheath Road, Oxley	Project No. 018-118B	21 October 2021
16.	Traffic Technical Memorandum, prepared by TTM <ul style="list-style-type: none"> <li>Stage 2 ROL – Traffic Engineering Response to DSDTI Further Issues</li> <li>Stage 2 ROL – Traffic Engineering Response to DSDTI Further Issues</li> </ul>	18BRT0087 18BRT0087	2 September 2021 22 October 2021
17.	Technical Note – Contaminated Land and Slope Stability Issues Oxley PDA – Stage 2 Blackheath Road, Oxley	108-118B	6 September 2021
18.	Technical Note Drainage Works – Eastern Slopes Oxley PDA – Stage 2 Blackheath Road, Oxley, prepared by Butler Partners	108-118B	15 October 2021
19.	Oxley Priority Development Area Stormwater Management Plan, prepared by DesignFlow (endorsed as part of Oxley Stage 1, under DEV2020/1099)	Version 3b	August 2020

## PDA development conditions

### 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 Schedule<sup>1</sup> (as amended from time to time).
  - ii. submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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:**

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](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@dsdmip.qld.gov.au](mailto: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.

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> 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.

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, as defined by the International Erosion Control Association Australasia.
6. **DSDTI** 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. **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.

<b>PDA Development Conditions – Reconfiguring a Lot</b>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
<b>General</b>		
<b>1.</b>	<b>Carry out the Approved Development</b>  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
<b>2.</b>	<b>Maintain the Approved Development</b>  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
<b>3.</b>	<b>Certification of Operational Works</b>  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
<b>4.</b>	<b>Street Naming</b>  Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
<b>5.</b>	<b>Entry Walls or Features</b>  The provision of entry walls or features is not supported on roads and open space	As indicated
<b>PDA-associated Development</b>		
<b>6.</b>	<b>Roadworks and Footpath Works – Seventeen Mile Rocks Road – Compliance Assessment</b>  a) Submit to EDQ DA for Compliance Assessment, detailed engineering plans certified by a RPEQ [civil], for all roadworks, including roundabout, parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) Functional Layout – External Works Sheet 1 and 2 (19-173-211/212, Rev C) dated 15 October 2021, prepared by KN Group Pty Ltd ii) PDA <i>Guideline No. 13 Engineering standards</i> ; and iii) relevant Council standards, including addressing the following: <ul style="list-style-type: none"> <li>• on-street parking provisions</li> <li>• desirable Council bicycle lane configuration, or minimum bicycle lane provision if demonstrated that desired width cannot be achieved; and</li> <li>• existing street tree retention.</li> </ul>	a) Prior to commencement of roadworks external to the site

	<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:</p> <ul style="list-style-type: none"> <li>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</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>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.</li> </ul>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>Engineering</b>		
<b>7.</b>	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including:</p> <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) stockpiles of materials and equipment (e.g. through ensuring materials do not enter the waterway or damage retained vegetation or its root zone);</li> <li>v) protection of vegetation nominated in the approved Plan of Development, Stage 2, reference 1018015_51 Revision H prepared by Place Design Group dated 21 July 2022 and amended in red 29 July 2022 (e.g., through protective fencing, signage, exclusion of construction vehicles and equipment from sensitive areas);</li> <li>vi) native fauna (e.g., fauna spotter catcher requirements, relocation protocols for fauna from the construction area) in accordance with Condition 47;</li> <li>vii) continuation of existing on-site uses during the construction phase, where relevant (e.g. safe vehicular and pedestrian access);</li> <li>viii) complaints procedures; and</li> <li>ix) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. for safe and functional temporary vehicular access points and frequency of use;</li> <li>3. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> </ul> </li> </ul>	<p>a) Prior to commencement of site works</p>



	<ul style="list-style-type: none"> <li>4. for the location of materials, structures, plant and equipment;</li> <li>5. of waste generated by construction activities;</li> <li>6. detailing how materials are to be loaded/unloaded;</li> <li>7. of employee and visitor parking areas;</li> <li>8. of anticipated staging and programming;</li> <li>9. for the provision of safe and functional emergency exit routes; and</li> <li>10. any out of hours work as endorsed via Compliance Assessment.</li> </ul> <ul style="list-style-type: none"> <li>x) Include hold points for RPEQ Geotechnical Engineer (Butler Partners or approved alternative) to undertake inspections/supervision during construction in accordance with Earthworks Condition 17 part b).</li> <li>xi) Include hold points required for arborist inspections in accordance with the approved Arboricultural Impact Assessment authored by Independent Arboricultural Services dated 14<sup>th</sup> Aug 2020.</li> </ul> <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>	<p>b) During construction.</p> <p>c) During construction.</p>
8.	<p><b>Traffic Management Plan</b></p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) management of material haulage and mitigating impacts upon the road network;</li> <li>iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iv) provision of parking for workers and materials delivery;</li> <li>v) risk identification, assessment and identification of mitigation measures;</li> <li>vi) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> </li> <li>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.</li> </ul> <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>	<p>a) Prior to commencement of site works</p> <p>b) During construction</p>

9.	<p><b>Construction Noise Management Plan</b></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"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <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>
10.	<p><b>Hours of Work – Construction</b></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>	<p>During construction unless otherwise endorsed</p>
11.	<p><b>Out of Hours Work – Compliance Assessment</b></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>
12.	<p><b>Retaining Walls – Where Constructed Prior to Registration of New Residential Lots</b></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 (19-173-201, Rev B) dated 3 September 2021, prepared by KN Group Pty Ltd including details</p>	<p>a) Prior to commencement of retaining wall works</p>

	<p>regarding any proposed fencing situated on top of the retaining wall.</p> <p>Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50-year design life;</li> <li>ii) designed generally in accordance with AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures);</li> <li>iii) located and designed generally in accordance with the approved Functional Layout Plans – Earthworks Plan, drawing no 19-173-201 B, Earthworks Plans Sections Sheet 1 drawing 19-173-202 D, prepared by KN Group Pty Ltd, dated 3 September 2021; and PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ</li> <li>iv) Designed such that slope stability is maintained in accordance with Geotechnical Slope Stability Reports - Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021, and Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners, and any modifications required per Condition 15.</li> <li>v) Subsoil drainage is discharged to legal point of discharge per RPEQ certified drainage plan indicating alignment and discharge point.</li> </ul> <ul style="list-style-type: none"> <li>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement</li> <li>c) Prior to survey plan endorsement</li> </ul>
<b>13.</b>	<p><b>Ground Water Monitoring</b></p> <p>Submit to EDQ TS a technical memorandum authored by Butler Partners, which provides an update to the findings of reports Groundwater Assessment Report (018-118D), dated 15 September 2020, prepared by Butler Partners and Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners. The technical memorandum is required to address the following:</p> <ul style="list-style-type: none"> <li>a) Updated reading of existing bores to capture the effects of the 2021/2022 wet season and initial Stage 2 earthworks.</li> <li>b) Further reading/analysis of the Bore 21 results to confirm cause of higher groundwater levels.</li> <li>c) Comparison with historic measurements and verification or updating of ground water assumptions.</li> <li>d) Confirmation if additional surfacewater or groundwater drainage controls are required.</li> </ul>	<p>Prior to the commencement of site works</p>

14.	<p><b>Redundant Services Removal and Remediation</b></p> <p>a) Submit to EDQ TS, a RPEQ certified memorandum, plans and geotechnical assessment confirming the treatment required for redundant services and surface depressions within Lot 202 and adjoining lots within the PDA, addressing the following:</p> <ul style="list-style-type: none"> <li>i) Verify the location and alignment of redundant services and requirement of services required to be removed or retained.</li> <li>ii) Investigation of source of surface depressions and verification these correlate with services above.</li> <li>iii) Soil rehabilitation requirements along services or depression alignments to address issues such as piping, consolidation or dispersive soil erosion.</li> <li>iv) Requirements for subsoil drainage, geofabric or other treatments to be incorporated into rehabilitation.</li> </ul> <p>b) Remove redundant services and remediate zones in accordance with part a).</p> <p>c) Submit to EDQ TS, RPEQ Certification that all works have been undertaken in accordance with the certified plans submitted under Part a) of this condition.</p>	<p>a) Prior to commencement of earthworks</p> <p>b) Prior to undertaking civil infrastructure works in affected lots</p> <p>c) Prior to survey plan endorsement</p>
15.	<p><b>Geotechnical Stability and Risk Assessment – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, a Landslide Risk Assessment, prepared by a suitably qualified RPEQ, to verify the suitability of the proposed development design and geotechnical controls detailed by Butler Partners reports Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021, Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners and the approved plans, and identify any modifications or additional controls required to achieve a “Low” risk rating. The assessment is to address the relevant matters of landslide within the site, and conform to requirements of Australian Geomechanics Society (AGS) Guidelines of Landslide. Risk to be reported for the overall site, as well as specific reference to risk within the following sub-components:</p> <ul style="list-style-type: none"> <li>i) Lot 202 and associated infrastructure, including drainage channels, swales and stairs;</li> <li>ii) Infrastructure adjoining Lot 202 within the PDA, including retaining walls, underground drainage and services, roads;</li> <li>iii) Residential lots within Stage 2; and</li> <li>iv) External residential lots with a shared boundary to Stage 2, including infrastructure within these lots.</li> </ul>	<p>a) Prior to commencement of site works</p>

	<p>The risk assessment is to address the following matters:</p> <ul style="list-style-type: none"> <li>v) The cause and investigation of historical landslides on, and near to, the site;</li> <li>vi) The likelihood of the site experiencing future landslides, both in current landform and proposed development (considering the cause of historical landslides and where and how these may be present or occur elsewhere on site);</li> <li>vii) Consequence to persons and property if a landslide were to occur (internal and external from PDA);</li> <li>viii) Resulting risk rating for the site considering likelihood and consequence (overall site and above subcomponents);</li> <li>ix) How the development may modify the existing landslide risk and the modified risk rating;</li> <li>x) Feasible factors which may increase the landslide risk;</li> <li>xi) Consideration of the results of updated groundwater monitoring per Condition 13, including confirmation of requirement for subsurface drainage within Lot 202 or adjoining lots within the PDA, including requirement for slope toe drainage, trench drains, horizontal bored drains, or underdrainage for boundary drain passive nib;</li> <li>xii) The potential for properties uphill of the development to modify the landslide risk;</li> <li>xiii) Development constraints and engineering controls to mitigate the risks above; and</li> <li>xiv) Other relevant discussion on why the development can be considered to have a 'low risk' of landslides.</li> </ul> <p>b) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for all stability and groundwater control works required in accordance with the recommendations of the report Geotechnical Slope Stability Reports - Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021, Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners and as modified by the risk assessment prepared per part a).</p> <p>c) Undertake all stability and groundwater control works generally in accordance with the certified plans required under part a) and b) of this condition</p> <p>d) Submit to EDQ TS certification from a RPEQ that all stability and groundwater control works have been undertaken generally in accordance with the recommendations of the report Geotechnical Slope Stability Report - Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021, Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners. And plans submitted under part b).</p>	<p>b) Prior to commencement of site works</p> <p>c) Prior to survey plan endorsement of relevant stage</p> <p>d) Prior to survey plan endorsement of relevant stage</p>
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16.	<p><b>Geotechnical Testing Scope</b></p> <p>a) Submit to EDQ TS recommendations prepared by an RPEQ Geotechnical Engineer from Butler Partners on the scope of geotechnical investigation and stability assessment for the southern hillside lots (Lots 82-87) required to be undertaken by lot buyers to confirm the assumptions of report Geotechnical Slope Stability Report - Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021. The recommendations are to include:</p> <ul style="list-style-type: none"> <li>i) confirmation of ground investigation type/depth criteria;</li> <li>ii) laboratory testing required;</li> <li>iii) technical guidance, including whether testing is required to confirm groundwater, uncontrolled fill or slickenside assumptions</li> <li>iv) scope of stability assessment required</li> </ul> <p>b) Provide evidence to EDQ TS of a covenant being entered into for lots 82-87 and a disclosure statement that the final stability assessment is required to be undertaken by the lot buyer that addresses part a) of this condition.</p>	<p>a) Prior to survey plan endorsement of relevant stage</p> <p>b) At registration of survey plan</p>
17.	<p><b>Earthworks</b></p> <p>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</p> <ul style="list-style-type: none"> <li>i) Functional Layout Plan (Earthworks Plan) Drawing No. 19-173-201 Revision B dated 3 September 2021 prepared by KN Group Pty Ltd; and</li> <li>ii) Geotechnical Slope Stability Report - Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021. Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners, and any modifications required per Condition 15.</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by Condition 34 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) detail areas where excavation is required for services and surface depression remediation required per Condition 14;</li> <li>vi) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vii) detail protection measures to:</li> </ul>	<p>a) Prior to commencement of earthworks</p>

	<ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ol> <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 the Geotechnical Slope Stability Report - Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, reference 018-118B prepared by Butler Partners dated 23 April 2021, Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners, and any modifications required per Condition 15. 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, uncontrolled fill and groundwater.</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. Should earthworks encounter groundwater seepage or ground conditions which vary from those described by approved plans/reports, further geotechnical assessment is required to be submitted, with resubmission of documentation under part a).</p> <p>d) Submit to EDQ TS RPEQ certification and supporting documentation to demonstrate that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans and hold points submitted under part a) and part b) of this condition;</li> <li>ii) ground conditions and groundwater conditions encountered is consistent with the approved geotechnical reports; and</li> <li>iii) any unsuitable material within the site has been treated or replaced with suitable material in accordance with geotechnical recommendations.</li> </ol>	<p>b) Prior to commencement of earthworks</p> <p>c) Prior to commencement of civil infrastructure works</p> <p>d) Prior to commencement of civil infrastructure works</p>
<b>18.</b>	<p><b>Roadworks – Internal to the Site</b></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> <ol style="list-style-type: none"> <li>i) Functional Layout Plan (Road Works) Drawing No. 19-173-204 B dated 3 September 2022 prepared by KN Group Pty Ltd;</li> <li>ii) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>iii) Relevant Council standards.</li> </ol>	<p>a) Prior to commencement of roadworks internal to the site</p>

	<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>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>19.</b>	<p><b>Water – Internal</b></p> <p>a) Submit to EDQ TS a water reticulation Precinct Network Plan, prepared generally in accordance with Functional Layout Plan (Water Reticulation), Drawing No. 19-173-208 A prepared by KN Group Pty Ltd, dated 31 May 2021, and endorsed by Urban Utilities.</p> <p>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.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>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.</p>	<p>a) Prior to the commencement of water works</p> <p>b) Prior to commencement of water works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<b>20.</b>	<p><b>Sewer – Internal</b></p> <p>a) Submit to EDQ TS a sewer reticulation Precinct Network Plan, prepared generally in accordance with Functional Layout Plan (Sewerage Layout Plan), Drawing No. 19-173-207 A prepared by KN Group Pty Ltd, dated 31 May 2021, and endorsed by Urban Utilities.</p> <p>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.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>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.</p>	<p>a) Prior to the commencement of sewer works</p> <p>b) Prior to commencement of sewer works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>



21.	<p><b>Stormwater Management (Quantity and Quality)</b></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"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i></li> <li>ii) Functional Layout Plan (Stormwater) Drawing No. 19-173-206, Rev B, prepared by KN Group Pty Ltd dated 25 August 2021;</li> <li>iii) In accordance with site-wide stormwater flooding and quality management requirements of Oxley Priority Development Area Stormwater Management Plan, Version 2, dated 31 August 2020, prepared by Designflow, as endorsed by DEV2020/1099;</li> <li>iv) Coordinated with plans endorsed by Condition 35 for passive irrigation street trees.</li> </ul> <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><b>Stormwater Management (Lot 202 and Boundary Drainage) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, technical memorandum and detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system within open space Lot 202, which captures roof water and overland flow from Seventeen Mile Rocks Road and Blackheath Road Lots and conveys this within a swale and piped drainage system generally in accordance with;</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i></li> <li>ii) Functional Layout Plan (Earthworks Plan Sections Sheet 2), Drawing No. 19-173-203 D prepared by KN Group Pty Ltd, dated 27 October 2021, as amended in red.</li> <li>iii) Concrete Drainage Channel Technical Memo, 21ST179-LT01, prepared by GC Structural Engineers Pty Ltd, dated 20 September 2021, as amended in red.</li> </ul> <p>The certified memorandum and plans are to address the following:</p> <ul style="list-style-type: none"> <li>i) Capture of the 1% AEP discharge from Blackheath Road and Seventeen Mile Rocks Road Lots, located to the south/east of the PDA boundary.</li> <li>ii) Design in accordance with the recommendations of the report Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, (018-118B), prepared by Butler Partners, dated 23 April 2021,</li> </ul>	<p>a) Prior to commencement site works</p>

	<p>Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners, and any modifications required per Condition 15.</p> <ul style="list-style-type: none"> <li>iii) Provision for overland conveyance of flow due to 100% blockage of field inlet pits, contained within concrete drains and grass swales. Design blockage factor may be reduced if supported by suitable assessment, including demonstration overland flow resulting from 100% inlet blockage does not impact upon residential lots or infrastructure, result in scour or slope instability.</li> <li>iv) Scour and dispersive soil assessment and provision of mitigation measures.</li> <li>v) Calculation of depth velocity product and assessment of safety. Confirmation of requirement for design modification, fencing, barriers, signage or depth markers.</li> <li>vi) Ground clearance requirements for the fencing at the rear, side and front boundary (where applicable).</li> <li>vii) Structural details of concrete structures</li> <li>viii) Detail sub-soil drainage arrangement required within Lot 202 and interface with adjoining lots, and associated points of discharge in accordance with Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, (018-118B), prepared by Butler Partners, dated 23 April 2021 and any modifications required per Conditions 13 and 15.</li> <li>ix) Detail weep holes or strip filter drains on the uphill side of the sprayed/formed concrete lined drain to limit groundwater pressure.</li> <li>x) Define the easement width required to contain the 1% AEP flow and allow maintenance in accordance with QUDM and Council standards.</li> <li>xi) Roofwater connection pits provided at the PDA boundary to enable connection of external lot drainage to internal drainage system without undermining shotcrete drain and fence foundation.</li> <li>xii) Define the easement required in favour of Blackheath Road and Seventeen Mile Rocks Road lots for future connection of roofwater.</li> <li>xiii) Provision of maintenance access to concrete drain, via reinforced concrete ramp/pad constructed suitable for Small Rigid Vehicle (SRV), with entrance barrier lock-rail with steel posts (BSD-7054). Blackheath Road pedestrian pathway to provide suitable emergency maintenance access.</li> </ul> <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>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
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23.	<b>Blackheath Rd Stairs and Bicycle Wheeling Ramp – Compliance Assessment</b>	
	<p>a) Submit to EDQ DA for Compliance Assessment, detailed engineering plans and geotechnical assessment for stairs located within Lot 202 that provide access to Blackheath Road, generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 <i>Engineering standards – Stormwater quantity</i>;</li> <li>ii) Oxley PDA Landscape Master Plan Stage 2, prepared by Place Design Group, Drawing No. 1018015C Revision H, dated 22 October 2022, prepared by Place Design Group, as amended in red;</li> <li>iii) Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, (018-118B), prepared by Butler Partners, dated 23 April 2021, Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners and any modifications as required by Condition 15.</li> </ul> <p>The certified documentation is required to include the following:</p> <ul style="list-style-type: none"> <li>i) Provision of bicycle wheeling ramp on both sides of stairs to allow bicycles and other wheeled mobility devices to be wheeled by dismounted riders, generally in accordance with Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2021), Figure 8.5.</li> <li>ii) Geotechnical review of detailed engineering plans for compliance with geotechnical and groundwater management recommendations and provision of hold points for geotechnical inspection and review.</li> <li>iii) Entry and pathway lighting generally in accordance with Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</li> <li>iv) Fencing to prevent/discourage access to adjoining drainage channel, provision of gate for Council maintenance.</li> <li>v) Handrail and fencing design to be integrated with bicycle wheeling ramp to optimise cyclist/pedestrian safety.</li> </ul> <p>b) Construct the stairs 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 of works within Lot 202</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
24.	<b>Street Lighting</b> <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</p>	<p>Prior to survey plan endorsement for the relevant stage.</p>

	<p>footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the Energex 'billable customer';</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i>; and</li> <li>v) Services plan endorsed by Condition 18(a).</li> </ul> <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"> <li>i) be in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>';</li> <li>ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>';</li> <li>iii) meet the requirements of Energex for unmetered supply;</li> <li>iv) be endorsed by the relevant ownership authority; and</li> <li>v) Services plan endorsed by Condition 18(a).</li> </ul> <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>	
<b>25.</b>	<p><b>Electricity</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>
<b>26.</b>	<p><b>Telecommunications</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</li> </ul> <p>Advice Note - 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).</p>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>

27.	<p><b>Broadband</b></p> <p>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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p> <p>Advice Note - 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).</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
28.	<p><b>Public infrastructure (damage, repairs and relocation)</b></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>
<b>Landscape and Environment</b>		
29.	<p><b>Streetscape Works</b></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"> <li>i) Functional Layout (Road Works) Drawing No. 19-173-204 C dated 3 September 2021 prepared by KN Group Pty Ltd;</li> <li>ii) Oxley PDA Landscape Master Plan Stage 2, prepared by Place Design Group, Drawing No. 1018015C Revision H, dated 22 October 2022, prepared by Place Design Group, as amended in red;</li> <li>iii) Plans endorsed through Condition 18 and Condition 35; and</li> <li>iv) Relevant Council standards.</li> </ul>	<p>a) Prior to commencement of streetscape works</p>

	<p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ol> <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 TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
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<b>30.</b>	<p><b>Landscape Works (Residential Lots) – Fencing/Barriers</b></p> <p>a) Erect a 1.8m high timber paling fence, as nominated in the approved Oxley PDA Landscape Master Plan Stage 2, Drawing No. 1018015C Revision H prepared by Place Design Group:</p> <ol style="list-style-type: none"> <li>i) Along the western boundary of proposed Lot 87; and</li> <li>ii) Along the southern and northern boundaries (within the site) of the pedestrian connection to Blackheath Road, between 22 and 28 Blackheath Road, and</li> <li>iii) Along the side boundaries (within the site) between 60A and 66 Blackheath Road, and</li> <li>iv) Along the southern PDA boundary of the site adjacent to 86 Blackheath Road.</li> </ol> <p>b) Erect a 1.5 or 1.8m high black powder coated aluminium tubular ‘pool’ style permeable fencing as nominated in the approved Oxley PDA Landscape Master Plan Stage 2, Drawing No. 1018015C Revision H prepared by Place Design Group with ground clearance in accordance with Condition 22 at the following locations:</p> <ol style="list-style-type: none"> <li>i) on the boundary of Lot 201 and 202 with Lots 82 through to 87, and Lots 73 through to 79, and</li> <li>ii) on the boundary of Lot 202 along the southern/eastern PDA boundary with the existing residential lots that front Seventeen Mile Rocks Road, and Blackheath Road.</li> </ol> <p>c) Erect any fencing required to prevent unauthorised access or prevent safety issues associated with the drain at the rear of Lot 202 the open space in accordance with Condition 22.</p> <p>d) Construct the edge protection identified under part c) of this condition.</p>	<p>a) Prior to survey plan endorsement and to be maintained at all times</p> <p>b) Prior to survey plan endorsement and to be maintained at all times</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
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31.	<p><b>Landscape Works (Parks, Open Space) – Compliance Assessment</b></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 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"> <li>i) approved Oxley PDA Landscape Master Plan Stage 2, prepared by Place Design Group, Drawing No. 1018015C Revision H, dated 22 October 2022, prepared by Place Design Group; and</li> <li>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.</li> </ul> <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>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);</li> <li>3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>4. locations of electricity and water connections to parks;</li> <li>5. location and details of vehicle barriers/bollards/ landscaping along park frontages where required to prevent unauthorised vehicular access;</li> <li>6. Location and details of fencing to address pedestrian safety</li> <li>7. details of pedestrian pathways, including:             <ol style="list-style-type: none"> <li>a. footpath design including cross sections and long sections, and details of the interface with the road reserve;</li> <li>b. earthworks or structures required to facilitate the pathway construction and achieve longitudinal grades, crossfall and drainage in accordance with Council Standards;</li> <li>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);</li> <li>d. signage plan for the trail; and</li> <li>e. a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council.</li> </ol> </li> </ol>	<p>a) Prior to commencement of landscape works</p>
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	<ul style="list-style-type: none"> <li>8. details and locations of any proposed building works, including bridges, board-walks, park furniture, picnic facilities and play equipment;</li> <li>9. landscaping elements associated with stairs</li> <li>10. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines;</li> <li>11. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>;</li> </ul> <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>
<b>32.</b>	<p><b>Conservation Trail – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed design for landscape and civil engineering components of conservation trail within Stage 2C, Lot 102 and Stage 1D. The plans are required to address the following:</p> <ul style="list-style-type: none"> <li>i) Pathway alignment</li> <li>ii) Long section and analysis of walkable grades</li> <li>iii) Stairs (if required)</li> <li>iv) Typical cross sections</li> <li>v) Pavement/surfacing material specifications</li> <li>vi) Waterway/gully crossing points and bridge/culverts (if required)</li> <li>vii) Drainage crossing locations and typical details</li> <li>viii) External pathway connections from northern entrance to internal pathway network</li> <li>ix) Signage and wayfinding</li> <li>x) Connection point(s) to Stage 1C (Lot 102) along common boundary with Stage 1D Drainage Reserve, including access from north-west corner of Lot 102.</li> </ul> <p>b) Construct trail and associated details in accordance with the certified plans endorsed under Part a).</p> <p>c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ [civil] (engineering components) and AILA (landscape architecture components) including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of works in Stage 2C</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>33.</b>	<p><b>Acid Sulfate Soils</b></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</p>	<p>a) Prior to or during earthworks</p> <p>b) Prior to survey plan endorsement</p>



	<p>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>c) Prior to survey plan endorsement</p>
<b>34.</b>	<p><b>Erosion and Sediment Management</b></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"> <li>i) Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</li> <li>ii) Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</li> </ul> <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>
<b>35.</b>	<p><b>Innovation and Sustainability – Compliance Assessment</b></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, including to:</p> <ul style="list-style-type: none"> <li>i) Promote innovative and efficient use of water through provision of passive irrigation street trees in accordance with Water by Design guidance by Healthy Land and Water (previously Healthy Waterways); and Oxley PDA Landscape Master Plan Stage 2, Drawing No. 1018015C Revision H prepared by Place Design Group, as amended in red and</li> <li>ii) Identifying initiatives to maximise recycling opportunities and reduce waste generation, such as recycled materials in road construction (aggregate or asphalt) concrete cement clinker substitution or geopolymer concrete.</li> </ul> <p>b) Carry out the works identified in part a) of this condition</p> <p>c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to commencing civil infrastructure and streetscape works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

Vegetation Management		
36.	<p><b>Hillside Landscape Revegetation – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, a report providing detailing the proposed methodology for the revegetation of the Hillside Landscape Interface in accordance with provisions of the following plans/documents:</p> <ul style="list-style-type: none"> <li>i) Oxley PDA Landscape Master Plan Stage 2, Drawing No. 1018015C Revision H, prepared by Place Design Group and dated 27 October 2021, as amended in red.</li> <li>ii) Geotechnical Slope Stability Report – Updated Report Additional Slope Stability Assessment Oxley PDA – Stage 2, Drawing No. 108-118B, dated 23 April 2021 and prepared by Butler Partners, Technical Note Slope Stability Assessment, Oxley PDA Stage 2 (018-118B), dated 28 May 2021, prepared by Butler Partners and any modifications required per Condition 15. Restriction of planting types within zones of contamination remediation required.</li> </ul> <p>b) Carry out the works identified in part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
37.	<p><b>Conservation Area Rehabilitation – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, a report providing detailing the proposed methodology for the rehabilitation of the Conservation Area to increase the population of endemic species and the removal of weeds in accordance with provisions of the Oxley PDA Landscape Master Plan Stage 2, Drawing No. 1018015C Revision H, prepared by Place Design Group and dated 27 October 2021.</p> <p>b) Carry out the works identified in part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
38.	<p><b>Tree Protection Fencing</b></p> <p>Install tree protection fencing to protect any tree that is to be retained generally in accordance with the approved Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, 7598 E 01 BFVCFMP B, dated April 2017 and that may be impacted by the development. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>.</p>	<p>Prior to the commencement of clearing and to be maintained until clearing has been completed</p>

Surveying, Land Transfers and Easements		
39.	<p><b>Contaminated Land - Land Uses in Accordance with a Plan of Development</b></p> <p>Submit to EDQ TS a copy of a site suitability statement, as required under the EP Act, confirming that the residential lots and Park Lot 201 are 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><b>NOTES:</b>  <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>  <a href="https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement">https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</a>.</p>	Prior to survey plan endorsement for the relevant stage
40.	<p><b>Park and Open Space Maintenance</b></p> <p>Stage 2B, 2C and Lot 201 and 202 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
41.	<p><b>Easement(s) over Infrastructure</b></p> <p>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 or as required for stormwater drainage swales.</p> <p>b) Where a drainage easement for drainage infrastructure in between Lots 86 and 87 is provided in accordance with Part a) and the Plan of Development, provide the easement in favour and at no cost to Council.</p> <p>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.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> <p>c) As indicated</p>
42.	<p><b>Contributed Asset(s) – Non-Standard</b></p> <p>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.</p>	Prior to survey plan endorsement

Infrastructure Charges		
43.	<b>Infrastructure Contributions</b>  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 – Plan of Development (POD)		
No	Condition	Timing
<b>Development in accordance with a POD</b>		
44.	<b>Carry out the approved development</b> Carry out the approved development generally in accordance with the approved PoD document.	Prior to commencement of use

PDA Development Conditions – Operational Works – Vegetation Clearing		
No	Condition	Timing
<b>General</b>		
45.	<b>Vegetation Clearing</b>  a) Carry out vegetation clearing generally in accordance with the approved Vegetation Clearing and Fauna Management Plan – Vegetation Clearing for Stage 2, Document No. 9216 E (01-11) and dated 22 October 2021, prepared by Saunders Havill Group and any additional vegetation endorsed for clearing.  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
46.	<b>Vegetation Clearing – PDA Associated Development</b>  Removal of vegetation is to occur in accordance with the approved Vegetation Clearing and Fauna Management Plan, however, consultation with BCC Asset services as to the final tree removal is required prior to work commencing to ensure that there are no conflicts.  Should a conflict arise between what was approved and BCC Asset Services, the applicant is to make EDQ TS aware of the conflict.	Prior to survey plan endorsement for the relevant stage
47.	<b>Fauna Spotter</b>  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.	a) Prior to commencement of vegetation clearing  b) At all times during 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.	c) Within 3 months of the completion of vegetation clearing
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## 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*:

### 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*)

### 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:

- a. the works are not identified as PDA-associated development in the relevant development instrument; and
- b. the works are not exempt development under the *Planning Act 2016*; then
- c. there are two options to obtain approval to undertake work outside the PDA:
  - i. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
  - ii. **Development Approval** under the *Planning Act 2016* through the relevant local government authority or planning body

**\*\* End of Package \*\***