



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

Our ref: DEV2022/1277

11 November 2022

Mirvac Queensland Pty Ltd
C/- Urbis Pty Ltd
Att: Matthew Brown, Andrew Aldridge and Liam Martin
Level 32, 300 George Street
BRISBANE QLD 4000

Email: mbrown@urbis.com.au; aaldridge@urbis.com.au; lmartin@urbis.com.au

Dear Matthew, Andrew and Liam

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

PDA Development Permit for material change of use for houses, sales office and display homes; reconfiguring a lot for 2 lots into 566 residential lots, 5 park lots, new road and reconfigured balance parcels; operational work for advertising devices; in accordance with a Plan of Development at Teviot Road, Greenbank described as Lot 9003 on SP324819 and Lot 9004 on SP327213

On 11 November 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 Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9003	SP324819
	Lot 9004	SP327213
PDA development application details		
DEV reference number	DEV2022/1277	
'Properly made' date	24 March 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	MCU for Dwelling Houses and Display ROL for 2 lots into 566 residential lots, 5 park lots, new road and reconfigured balance parcels OPW for Advertising devices in accordance with a Plan of Development	
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	11 November 2022	
Currency period	10 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Everleigh Reconfiguration of a Lot Plan – ROL 10 – Sheet 1 of 3, prepared by Urbis	P0018054 ROL10-1 Rev 09	21.07.2022
2.	Everleigh Reconfiguration of a Lot Plan – ROL 10 – Sheet 2 of 3, prepared by Urbis	P0018054 ROL10-2 Rev 13	21.07.2022
3.	Everleigh Reconfiguration of a Lot Plan – ROL 10 – Sheet 3 of 3, prepared by Urbis	P0018054 ROL10-3 Rev 13	21.07.2022
4.	Everleigh Reconfiguration of a Lot Plan – ROL 10 - Balance Lots, prepared by Urbis	P0018054 ROL10-4 Rev 07	21.07.2022
5.	Everleigh Reconfiguration of a Lot Plan – ROL 10 – Preliminary Staging Plan, prepared by Urbis	P0018054 ROL10-5 Rev 07	21.07.2022
6.	Everleigh Reconfiguration of a Lot Plan – ROL 10 – Preliminary Parking Plan, prepared by Urbis	P0018054 ROL10-6 Rev 07	21.07.2022
7.	Everleigh Plan of Development – ROL 10 – Fixed Elements Plan, prepared by Urbis	P0018054 FEP10 Rev 05	19.07.2022
8.	Everleigh Plan of Development – ROL 10 – Design Criteria - Sheet 1 of 3, prepared by Urbis	P0018054 DC10-1 Rev 02	19.07.2022
9.	Everleigh Plan of Development – ROL 10 – Design Criteria - Sheet 2 of 3, prepared by Urbis	P0018054 DC10-2 Rev 02	19.07.2022 amended in red on 7/11/2022
10.	Everleigh Plan of Development – ROL 10 – Proposed Signage Plan, prepared by Urbis	P0018054 SGP10 Rev 04	19.07.2022
11.	Everleigh Plan of Development – ROL 10 – Envelope Plan - Sheet 1 of 2, prepared by Urbis	P0018054 POD10-1 Rev 09	21.07.2022
12.	Everleigh Plan of Development – ROL 10 – Envelope Plan - Sheet 2 of 2, prepared by Urbis	P0018054 POD10-2 Rev 09	21.07.2022
13.	Everleigh Greater Flagstone PDA – ROL 10 – Open Space Plans, prepared by Urbis	Job No: 171201, Rev 05	21/10/2022
14.	Everleigh Precinct 8 – Stormwater Detention and Water Quality Analysis, prepared by Engeny	M43000_019-LTR-0001-0-Everleigh P8 SW Analysis	21 March 2022 amended in red on 7/11/2022
15.	ROL10 – Precinct 8 & 10, Everleigh Engineering Services Report, prepared by Premise	MIR-1000/R2203553, Rev 2	19 July 2022
16.	Bushfire Management Plan – Stages 8 and 10 – Everleigh, Teviot Road, Greenbank, prepared by Rob Friend & Associates Pty Ltd	RFA21-066, Rev 04	31 May 2022
17.	Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group	7598 E 01 PC8_10 VCFMP B	13/04/2022
18.	Traffic Noise Impact Assessment – Everleigh, Greenbank, ROL 10 Application, prepared by ATP Consulting Engineers	ATP170617-R-TNIA-01_ROL 10 revision 0	24/02/2022

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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **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.
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DCOP** means the Greater Flagstone Priority Development Area Development Charges and Offset Plan, prepared by the Department of State Development, Tourism and Innovation, dated July 2022 (as amended from time to time).
6. **DSRCIA** means the Developer Sub-regional Charges Infrastructure Agreement (Mirvac) in effect on 24 May 2019 (as amended from time to time).
7. **EDQ** means Economic Development Queensland.
8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
9. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
10. **EP Act** means the *Environmental Protection Act 1994*.
11. **ICID** means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (Mirvac) in effect on 24 May 2019 (as amended from time to time).
12. **MEDQ** means the Minister for Economic Development Queensland.
13. **PDA** means Priority Development Area.
14. **RPEQ** means Registered Professional Engineer of Queensland.
15. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

COMPLIANCE ASSESSMENT:

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

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

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@DSDILGP.qld.gov.au.
- b) EDQ IS at: EDQ_PrePostConstruction@DSDILGP.qld.gov.au.

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

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ IS a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
3.	Entry Walls or Features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ IS.	As indicated
Construction		
4.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Construction management plan a) Submit to EDQ IS 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: <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 	a) Prior to commencing work for the relevant stage

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

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	<ul style="list-style-type: none"> 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. <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>Erosion and sediment management</p> <p>a) Submit to EDQ IS 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:</p> <ul style="list-style-type: none"> 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>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
9.	<p>Traffic management plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) 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. <p>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.</p> <p>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.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
10.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p>NOTE: <i>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></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>
Earthworks and retaining walls		
11.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and The preliminary earthworks layout plans included within the approved ROL10 - Precinct 8 & 10, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1000/R2203553 Rev 2, dated 19 July 2022. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; include the location and finished surface levels of any cut and/or fill; detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide details of any areas where surplus soils are to be stockpiled; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS, RPEQ certification that:</p> <ol style="list-style-type: none"> all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this; and any unsuitable material encountered has been treated or replaced with suitable material. 	<p>a) Prior to commencing site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
12.	<p>Retaining walls – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, detailed engineering plans, certified by an RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> certified to achieve a minimum 50 year design life; designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); and 	<p>a) Prior to commencing site works for the relevant stage</p>

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	<ul style="list-style-type: none"> iii) located and designed generally in accordance with the earthworks plans included within the approved ROL10 - Precinct 8 & 10, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1000/R2203553 Rev 2, dated 19 July 2022 b) Construct retaining walls generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
13.	Roadworks	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>The approved Master Plan Strategy 4 – Movement Network – Figure 6, 7 and 8, prepared by Urbis and dated 25 June 2019.</i> iii) the road functional plans and cross sections included within the approved ROL10 - Precinct 8 & 10, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1000/R2203553 Rev 2, dated 19 July 2022: b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<ul style="list-style-type: none"> a) Prior to commencing site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Roadworks - Anderson Drive	
	Submit to EDQ DA confirmation that the Anderson Drive / Guroman Drive roundabout has been constructed in accordance with EDQ Development Permit reference number DEV2020/1160.	Prior to survey plan endorsement for the first stage
15.	Laneway	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed design plans, certified by an RPEQ, for the laneway servicing terrace house Lots 4131 to 4137 generally in accordance with: <ul style="list-style-type: none"> i) Council's adopted standards ii) <i>PDA Guideline No. 13 Engineering standards</i>; and iii) <i>PDA Practice Note No. 12 Rear lanes: design and development</i>. b) Construct roadworks, all services and associated infrastructure in accordance with the certified plans required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing site works in Precinct 8.2. b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	<p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all roadworks, water and sewer infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) The Certification Procedures Manual; ii) Council's current adopted standards; and iii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>c) Prior to survey plan endorsement for the relevant stage</p>
16.	<p>Street lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – 'SAA Wiring Rules'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by an RPEQ, in a format acceptable to Council.</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> <p>c) Prior to survey plan endorsement for the relevant stage</p>
17.	<p>Water reticulation</p> <p>a) Submit to EDQ IS detailed water reticulation design plans, certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The endorsed Water Supply Network Model Investigation Report prepared by Premise, Report no. MIRSGB/R02003394 Rev B, dated 28 September 2020. iii) The preliminary water layout plans included within the approved ROL10 - Precinct 8 & 10, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1000/R2203553 Rev 2, dated 19 July 2022. <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>a) Prior to commencing site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
18.	Sewer reticulation <p>a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the preliminary sewer layout plans within the approved ROL10 - Precinct 8 & 10, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1000/R2203553 Rev 2, dated 19 July 2022. <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>a) Prior to commencing site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
19.	Compliance Assessment – Sewerage Pump Station and rising main <p>a) Submit to EDQ DA for compliance assessment detailed design plans and report, certified by a RPEQ, for proposed pump station and rising main generally in accordance with:</p> <ul style="list-style-type: none"> i) Council's adopted standards ii) <i>PDA Guideline No. 13 Engineering standards</i>; and iii) the preliminary sewer layout plans within the approved ROL10 Precinct 8 & 10, Everleigh Engineering Services Report prepared by Premise, Report no. MIR-1000/R2203553 Rev 2, dated 19 July 2022. <p>b) Construct the sewerage pump station and rising main internal to the site generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<p>a) Prior to commencement of sewer works for the first stage where the sewer flows to the sewer pump station</p> <p>b) Prior to survey plan endorsement for the first stage where the sewer flows to the sewer pump station</p> <p>c) Prior to survey plan endorsement for the first stage where the sewer flows to the sewer pump station.</p>
20.	Compliance Assessment – Stormwater management (quantity) – Lot 831 Detention Basin <p>a) Submit to EDQ DA for compliance assessment detailed engineering design drawings for the stormwater detention basin certified by an RPEQ, taking into consideration the impact of climate change, and generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Guideline No. 13 Engineering standards – stormwater quantity</i>; ii) the approved <i>Everleigh Stormwater Masterplan Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny and dated 2 December 2020</i> (as approved through Preliminary Approval DEV2016/768); iii) <i>Everleigh Precinct 8 – Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management, letter dated 21 March 2022.</i> 	<p>a) Prior to commencing site works for the relevant stage</p>

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Ref	Condition	Timing
	<p>b) Construct stormwater works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS “as constructed” plans, certified by an RPEQ including an asset register in a format acceptable to Council.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
21.	<p>Compliance Assessment - Stormwater management (quality)</p> <p>a) Submit to EDQ DA for compliance assessment, engineering design drawings and supporting documents, certified by an RPEQ, for stormwater quality treatment devices generally in accordance with:</p> <ol style="list-style-type: none"> <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; Everleigh Precinct 8 – Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management, letter dated 21 March 2022, and amended in red on 7 November 2022. <p>b) Submit to EDQ IS detailed engineering design/construction drawings, certified by an RPEQ, generally in accordance with the endorsed plans required under part a) of this condition</p> <p>c) Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing site works for the relevant stage</p> <p>b) Prior to commencing site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
22.	<p>Stormwater management – Piped Drainage (quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; The approved Everleigh Stormwater Master Plan prepared by Engeny Water Management, report no. M43000_023-REP-701-4 Rev 3 and dated 2 December 2020 (as updated from time to time). Everleigh Precinct 8 – Stormwater Detention and Water Quality Analysis, prepared by Engeny Water Management, letter dated 21 March 2022. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencing site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
23.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</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>

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24.	Telecommunications <p>a) Submit to EDQ IS 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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</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>
25.	Broadband <p>a) Submit to EDQ IS 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>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Landscape and environment		
26.	Streetscape Works (compliance assessment) <p>Either:</p> <p>a) Submit to EDQ IS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping</p> <p>Any streetscape works along Teviot Road and Anderson Drive must suitably screen any adjoining visible retaining walls.</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 IS 'As Constructed' plans and asset register in a format acceptable to Council.</p> <p>Or:</p> <p>d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ DA for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA.</p> <p>The detailed functional layout plans are to include where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; and 6. screening of adjoining visible retaining walls along Teviot Road and Anderson Drive 	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for each relevant stage</p> <p>c) Prior to survey plan endorsement for each relevant stage</p> <p>d) Prior to commencement of site works for each relevant stage</p>

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	<p>e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition.</p> <p>f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.</p> <p>g) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.</p>	<p>e) Prior to commencement of site works for each sub-stage</p> <p>f) Prior to survey plan endorsement for each sub-stage</p> <p>g) Prior to survey plan endorsement for each sub-stage</p>
27.	<p>Landscape works (Parks and Open Space) – Compliance Assessment</p> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 12 – Park planning and design</i>; and ii) <i>The approved Master Plan Strategy 3 – Open Space Network – Figure 5, prepared by Urbis and dated 25 June 2019.</i> iii) <i>the approved Everleigh Greater Flagstone PDA ROL10 – Open Space Plans Issue 5, prepared by Urbis dated 22/10/2022</i> <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; 6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and 8. public lighting in accordance with <i>Australian Standard AS4282-1997 – Control of the obtrusive effects of outdoor lighting.</i> <p>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
28.	<p>Vegetation Clearing</p> <p>a) Undertake vegetation clearing generally in accordance with the approved Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, Number 7598 E 01 PC8_10 VCFMP B and dated 13/04/2022.</p> <p>b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).</p>	<p>a) At all times</p> <p>b) At all times</p>

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Submit to EDQ IS, written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	c) Within 3 months of completion of clearing
29.	<p>Vegetation Clearing Offsets</p> <p>a) Submit to EDQ DA a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation Habitat proposed to be cleared.</p> <p>b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; or</p> <p>If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015:</p> <p>c) Submit to EDQ DA a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015.</p> <p>d) Undertake compensatory planting in accordance with c) of this condition.</p> <p>e) Once compensatory planting has been undertaken, submit to EDQ DA confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with part c) of this condition.</p> <p>Advice: An Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) Prior to commencement of vegetation clearing</p> <p>c) Prior to commencement of vegetation clearing</p> <p>d) Within 3 months of commencement of vegetation clearing</p> <p>e) Within 12 months of commencement of vegetation clearing</p>
30.	<p>Koala habitat contribution</p> <p>Pay to the MEDQ \$150 for each approved residential lot.</p> <p>NOTE: The contribution required by this condition is for the purposes of managing koala habitat and is levied in accordance with PDA Guideline No. 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs.</p>	Prior to survey plan endorsement for the relevant stage
31.	<p>Bushfire management</p> <p>a) Carry out bushfire management works as recommended in the approved Bushfire Management Plan – Stages 8 and 10 – Everleigh, Teviot Road, Greenbank prepared by Rob Friend and Associates Pty Ltd Ref: RFA21-066, Rev 4 dated 31 May 2022.</p> <p>b) Submit to EDQ IS verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
Surveying, land transfers and easements		
32.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 824, 825, 826, 827, 828, 829, 830 and 831 as shown on the approved plans for park and open space purposes.	Prior to the works in these lots being accepted on-maintenance
33.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
34.	High density development easements (lots ≤450m² in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots ≤450m ² in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
35.	Reciprocal easements (lots >450m² in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots >450m ² in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Infrastructure		
36.	Municipal & State Charges The applicant will pay the MEDQ the Municipal & State Charges (calculated in accordance with the DCOP).	In accordance with the DCOP.
37.	Implementation Charge The applicant will: a) Pay the MEDQ the implementation charge (calculated in accordance with the ICID); OR b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the DCOP and indexed to the date of payment.	a) In accordance with the ICID; OR b) In accordance with the DCOP

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
38.	Sub-Regional & Value Capture Charges The applicant will: <ul style="list-style-type: none"> a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA and DSRCIA) and written evidence that those charges have been paid to the Council; Or b) If the SRIA and DSRCIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the DCOP and indexed to the date of payment. 	<ul style="list-style-type: none"> a) In accordance with the SRIA, DSRCIA; Or b) In accordance with the DCOP

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
Development in accordance with a POD		
39.	Carry out the approved development Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved POD; and b) any documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use
40.	Maintain the approved development. For Sales Office (up to 400m ² GFA) development, maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
41.	Documentation – POD <ul style="list-style-type: none"> a) Submit to EDQ DA, for Compliance Assessment, documentation for Sales Office (up to 400m² GFA) development, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: <ul style="list-style-type: none"> i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; and x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD. 	<ul style="list-style-type: none"> a) Prior to commencement of building works b) Prior to commencement of building works

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
Operational Works for Advertising Devices		
No.	Condition	Timing
1.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved Plan of Development – ROL 10– Proposed Signage Plan, prepared by Urbis, Dwg No P0018054 SGP10 Rev 04, dated 19.07.2022	Ongoing
2.	Structural Design a) Submit to EDQ IS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated
3.	Maintenance of Advertising Devices Unless agreed to by Council, all advertising devices in public spaces are to be maintained by the applicant until removed.	As indicated

STANDARD ADVICE

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

**** End of Package ****