



Our ref: DEV2019/1059/5
Your ref: 001898-T1

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

7 March 2023

Ainat Group Pty Ltd
C/- B Planned & Surveyed Pty Ltd
Attn: Mr Ken Burmeister
PO Box 486
CARINA QLD 4152

Email: DA@bplanned.com.au

Dear Ken

Section 99 Approval - Application to Change PDA Development Approval
Reconfiguring a Lot – 1 Lot into 40 Lots with a Plan of Development and Context Plan at
169-187 Teviot Road, Greenbank described as Lot 18 on RP184970

On 7 March 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact 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 be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	169-187 Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	18	RP184970
PDA development application details		
DEV reference number	DEV2019/1059/5	
'Properly made' date	21 November 2022	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Reconfiguring a Lot – 1 Lot into 40 Lots with a Plan of Development and Context Plan	
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. The approval is for: • Reconfiguring a Lot – 1 Lot into 40 Lots with a Plan of Development and Context Plan	
Original Decision date	27 April 2020	
Change to approval date	7 March 2023	
Currency period	4 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.	Intersection Detail Plan, Sheet 1 of 2 by Civil Dimensions Pty Ltd	CD19-050 06 Rev C	17/08/2022
2.	Subdivision Proposal Plan	5733 ROL, Rev B-3-N	12/11/2020
Plans and documents previously approved on 27 April 2020		Number	Date
1.	Staging Plan	5733 ROL, Rev B-2-L-1	17/03/2020
2.	Plan of Development	5733 ROL, Issue J	07/04/2020
3.	Concept Bulk Earthworks Plan	CD18-012 DA01 Rev C	07/02/2020
4.	Concept Services Layout Plan	CD18-012 DA02 Rev C	07/02/2020
5.	Concept Roadworks Layout Plan	CD18-012 DA03 Rev C	07/02/2020
6.	Concept Stormwater Layout Plan	CD18-012 DA04 Rev C	07/02/2020
7.	Road Typical Cross sections	CD18-012 DA06 Rev A	06/11/2019
8.	Concept Sewer Layout Plan	CD18-012 DA09 Rev A	07/02/2020
9.	Overall Structure Plan Concept Water Supply Network Layout Plan	CD18-012 DA12 Rev C	22/01/2020
10.	Stormwater Assessment for Development Application at 169-187 Teviot Road, Greenbank (Lot 18 on RP184970)	8721-C-SWDL-003	07/02/2020
11.	Detached Dwellings 169-187 Teviot Rd Greenbank QDB MP4.4 Noise Assessment	QB824-02F01	28/01/2020
12.	Parking Analysis Plan	19-446-003 Rev A	20/03/2020
13.	Ecological Assessment Report for 169-187 Teviot Road, Greenbank	PR17269_EA, Version B	31/07/2019
Supporting plans, reports, and specifications		Number	Date
Endorsed Context Plan			
1.	Context Plan	5722, Rev A-1-W	March 2020

Preamble, abbreviations and definitions

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

COUNCIL means the relevant local government for the land the subject of this approval.

DEHP means the former Department of Environment and Heritage Protection (now the Department of Environment and Science)

DSDMIP means the former Department of State Development, Manufacturing, Infrastructure and Planning (now the Department of State Development, Infrastructure, Local Government, and Planning)

EDQ means Economic Development Queensland.

ICOP means Infrastructure Charges Offset Plan

IFF means Infrastructure Funding Framework

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

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

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.

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, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings, and documents.	Prior to survey plan endorsement for each sub-stage
2.	Certification of Operational Works All operational works, for contributed assets, 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> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment DSDMIP.	As indicated
5.	Rainwater Tank Property Record Notation Submit evidence from Council of support for a property record notation be included on rates notices of the residential lots being created advising that each landowner must ensure a rainwater tank with a minimum 15,000L capacity is provided and maintained on the property, of which 10,000L must be kept available for stormwater detention function. Advice Note <i>A copy of the endorsed private rainwater tanks design, as required by Condition 17 of this approval, is available from EDQ.</i>	At titles registration for each residential lot

	Landowners or purchasers are strongly advised to seek further details by contacting EDQ.	
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment DSDMIP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
7.	Traffic Management Plan a) Submit to EDQ Development Assessment DSDMIP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s) Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each sub-stage b) At all times during construction

8.	Dispersive Soil Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development: - the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils, - details of the areas where dispersive soils will be disturbed and treated/rehabilitated. b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.	a) Prior to commencement of site works of the first sub-stage b) At all times during construction
9.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance in accordance with the approved plans and <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 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.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
10.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved documents: - Concept Bulk Earthworks Plan, Drawing No. DA01, Rev C dated 07.02.2020 and prepared by Civil Dimension. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans submitted under condition 34; - provide full detail of areas where dispersive soils treatment measures in accordance with the Dispersive Soils Management Plan required by condition 8 of this approval; and - provide full details of any areas where surplus soils are to be stockpiled.	a) Prior to commencement of site works for the relevant sub-stage

	b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
11.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP 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: i. Concept Roadworks Layout Plan CD18-012 DA03 Rev C prepared by Civil Dimension and dated 07/02/2020; and ii. Road Typical Cross sections, Drawing No. DA06, Rev A, dated 06/11/2019 and prepared by Civil Dimension and iii. Parking Analysis Plan 19-446-003 Rev A dated 20/03/202 prepared by Pekol Traffic and Transport Engineers. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
12.	Compliance Assessment – Street Parking Design a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment engineering design and construction drawings, certified by a RPEQ, for the perpendicular parking proposed on Road 3 generally in accordance with the following plans/documents: i. Parking Analysis Plan 19-446-003 Rev A dated 20/03/2020 prepared by Pekol Traffic and Transport Engineers. The design and construction of the perpendicular parking is not to impact on any other infrastructure within the road or verge adjoining the perpendicular parking. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

	c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the relevant sub-stage
13.	Compliance Assessment – Teviot Road Intersection Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment engineering design and construction drawings, certified by a RPEQ, generally in accordance with the following plans/documents: i. Intersection Detail Plan, Sheet 1 of 2 CD19-050 06 Rev C by Civil Dimension and dated 17/08/2022. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
14.	Water – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents: i. Concept Services Layout Plan, Drawing No. DA02, Rev C, dated 07.02.2020 and prepared by Civil Dimension; and ii. Overall Structure Plan Concept Water Supply Network Layout Plan, Drawing No. DA12, Rev C, dated 22.01.2020 and prepared by Civil Dimension. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
15.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans (internal to the site), certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents:	a) Prior to commencement of site works for the relevant sub-stage

	i. Concept Services Layout Plan, Drawing No. DA02, Rev C, dated 07/02/2020 prepared by Civil Dimension; and ii. Concept Sewer Layout Plan CD18-012 DA09 Rev A dated 07/02/2020 prepared by Civil Dimension. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
16.	Compliance Assessment - Sewer External a) Submit to EDQ Development Assessment for compliance assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following approved documents: i. Concept Sewer Layout Plan CD18-012 DA09 Rev A dated 07/02/2020 prepared by Civil Dimension. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	a) Prior to the commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
17.	Compliance Assessment – Private Rainwater Tanks Design a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment conceptual design certified by an RPEQ for the private rainwater tanks to be installed by future property owners generally in accordance with the Stormwater Assessment technical memo prepared by Inertia Engineering, dated 07/02/2020. The conceptual design shall address the following: i. Invert level of outlet pipes for each proposed lot ii. Typical design of tanks for small lots iii. Design parameters for on-site stormwater management for lots 1, 14, 28, 36 and 40. iv. Measures for discouraging tempering v. Fact sheet for future property owners identifying their stormwater management requirements.	a) Prior to commencement of site works for the first sub-stage

	b) Include the design of the rainwater tank in the building plans submitted for Building Works approval. Advice Note <i>The management of stormwater within private residential lots allowed within this approval is part of a pilot initiative of EDQ in support to Total Water Cycle Management.</i>	b) As indicated
18.	Compliance Assessment - Stormwater Detention/Bio-Retention Basin and external stormwater outlet pipeline a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering design and construction drawings, certified by a RPEQ, for the proposed detention/bio-retention basin and external stormwater outlet pipeline in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quality and PDA Guideline No. 13 Engineering standards – Stormwater quantity, and the following approved documents: i. Concept Stormwater Layout Plan prepared by Civil Dimension and dated 07/02/2020; and ii. Stormwater Assessment technical memo prepared by Inertia Engineering and dated 07/02/2020. b) Construct the works generally in accordance with the endorsed plans submitted under part b) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the sub-stage containing the residential 30th lot c) Prior to survey plan endorsement for the sub-stage containing the 30th lot
19.	Stormwater Drainage System a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quantity, and the following approved documents: a. Concept Stormwater Layout Plan prepared by Civil Dimension and dated 07/02/2020; and b. Stormwater Assessment technical memo prepared by Inertia Engineering and dated 07/02/2020. c. Endorsed Private Stormwater Tanks Design required under Condition 17 of this approval. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans including an asset register and test	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage

	results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	c) Prior to survey plan endorsement for each sub-stage
20.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads within the development. The design of the street lighting system must: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to commencement of works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for relevant sub-stage
21.	Electricity Submit to EDQ Development Assessment DSDILGP either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for the relevant sub-stage
22.	Telecommunications Submit to EDQ Development Assessment DSDMIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for the relevant sub-stage
23.	Broadband Submit to EDQ Development Assessment DSDMIP a written agreement from an authorised telecommunications service	

	provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant sub-stage
24.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant sub-stage
Landscaping and Environment		
25.	Vegetation Clearing a) Submit to EDQ Development Assessment, DSDMIP a vegetation clearing plan prepared by a suitable qualified arborist (AQF Level 5) or ecologist. b) Undertake vegetation clearing generally in accordance with the plan submitted under part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). d) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	a) Prior to commencement of clearing b) At all times c) At all times d) Within 3 months of completion of clearing
26.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g., nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
27.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of 1.42ha of Medium Value Rehabilitation Habitat as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> and the Ecological Assessment Report for 169-187 Teviot Road, Greenbank, Report No.	a) Prior to commencement of vegetation clearing

	PR17269_EA Version B Prepared by Green Tape Solutions, dated 31/07/2019; or If compensatory planting is proposed: b) Submit to EDQ Development Assessment, DSDMIP 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. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. Advice Note An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (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.	b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing
28.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. The detailed streetscape works drawings are to include: 1. location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. passive irrigation of street trees; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

29.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of or during site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
30.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: - Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and - Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant sub-stage b) At all times during construction
31.	Acoustic Treatment – Noise Barrier a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the proposed 1.8m high noise barrier(s) generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the following approved documents: QDB MP4.4 Noise Assessment report, report no. QB824-02F01 dated 08/01/2020 and prepared by Renzo Tonin & Associates. b) Construct the noise barrier(s) generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans and an asset register, certified by a RPEQ, of the barrier(s).	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
Surveying, land dedications and easements		
32.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDMIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant sub-stage

33.	Land transfers – Drainage Transfer, in fee simple, to Council as trustee any lots containing drainage infrastructure (e.g., stormwater detention basins), where such infrastructure is not contained within a road reserve.	At registration of survey plan for the relevant sub-stage
34.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage
35.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of <i>Land Title Act 1994</i> and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one (1) or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	At or prior to survey plan endorsement for the relevant sub-stage

36.	Small lot development easements for lots not capable of Application of High Density Development Easements. If a lot is more than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
37.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF
38.	Koala Management Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each sub-stage

Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
39.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
40.	Compliance Assessment - Detailed design documentation a) Submit to EDQ Development Assessment DSDMIP for compliance assessment detailed design documentation for any Multiple Residential on 'Multiple Residential Allotment' or Loft allotments as indicated on the approved Plan of Development.	Prior to commencement of building works

	b) Detailed design documentation must detail the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Building design including elevations and materials vii. On-site parking and servicing arrangements viii. Open space provision. c) The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.	
Infrastructure Charges		
41.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

STANDARD ADVICE

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

**** End of Package ****