



Our ref: DEV2022/1315

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

28 April 2023

Maclean Estates Pty Ltd
C/- Place Design Group
Att: Loic Morgan
PO Box 419
FORTITUDE VALLEY QLD 4006

Email: Loic.m@placedesigngroup.com

Dear Loic

S89(1)(a) Approval of PDA development application
PDA Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots with road reserve at 4653-4691 Mount Lindesay Highway, North Maclean described as Lot 1 on RP113251

On 28 April 2023, 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.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

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	4653-4691 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 1	RP113251
PDA development application details		
DEV reference number	DEV2022/1315	
'Properly made' date	4 August 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Reconfiguring a Lot – 1 Lot into 2 Lots with road reserve	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Reconfiguring a Lot – 1 Lot into 2 Lots 	
Decision date	28 April 2023	
Currency period	4 years from the date of the decision	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Proposed ROL Plan prepared by Place Design Group	1121084 – 05 Revision B	13 March 2023
2.	Engineering Services Report, prepared by Arcadis	EA0001-30109050-AAR-05 Revision 06	13 March 2023
3.	Site Based Stormwater Management Plan, prepared by Arcadis	EAG003-30139050-AAR Revision 6	3 March 2023
4.	Hydraulic Impact Assessment, prepared by Arcadis	EAG002-30139050-AAR-03 Revision 4	13 March 2023
5.	Terrestrial Ecological Assessment Report, prepared by 28 South Environmental	-	28 July 2022
6.	North Maclean Basin Rehabilitation Concept, prepared by Place Design Group	1022090 Issue 03	January 2023

Preamble, abbreviations, and definitions

PREAMBLE

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).

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.

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

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

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
 2. if not satisfied, notifies the applicant accordingly.

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

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

- 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@dasilgp.qld.gov.au
 b) EDQ IS: EDQ_PrePostConstruction@dasilgp.qld.gov.au

PDA development conditions

No.	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <p>a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to survey plan endorsement
Construction		
2.	<p>Hours of work - construction</p> <p>Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	As indicated
3.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
4.	<p>Construction management plan</p> <p>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:</p> <p>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 that contains, but not limited to, signage on all road frontages detailing the principal site</p>	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	<p>contractors contact details, including name and phone number;</p> <p>v) site management:</p> <ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. 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; 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; <p>vi) daily pre-start fauna management discussions and checklists with an independent licensed Wildlife Spotter/Catcher to ensure any fauna identified or encountered during the daily activities inspections required by Condition 21 are not impacted.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
5.	<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> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the State Planning Policy 2017 (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</p> <p>b) During construction</p>
6.	<p>Compliance Assessment - Traffic management plan</p> <p>a) Submit to EDQ DA for compliance assessment a detailed Traffic Impact Assessment (Mt Lindesay Highway) report certified by a suitably qualified and experienced RPEQ that</p>	<p>a) Prior to commencing work</p>

PDA development conditions		
No.	Condition	Timing
	<p>demonstrates the proposed works will not have an adverse impact on Mt Lindesay Highway.</p> <p>The certified report shall address the following:</p> <ol style="list-style-type: none"> i. address the requirements of the Department of Transport and Main Road's <i>Guide to Traffic Impact Assessment</i>. ii. identify the direct vehicular access/es between the property and the state-controlled road (this includes the informal service road). iii. demonstrate access to the state-controlled road for the types of vehicles associated with the use/s. In particular, demonstrate that the access can be designed to accommodate the largest anticipated vehicle type with consideration given to road safety requirements. iv. demonstrate that construction traffic can safely enter and exit the Mt Lindesay Highway through lanes at the informal service road entry and exit. v. identify the upper limit of volumes (and tonnages/SAR_km) of materials and numbers of vehicles expected to be anticipated within the life of the proposed development (including both haulage of materials and for dewatering). vi. identify the localised pavement impacts of the development traffic, particularly at the access location/s to the informal service road, over the expected life of the project. vii. include properly scaled and fully dimensioned conceptual layout plans for the access/es and be in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition). This should include a drawing indicating the required sight distances can be achieved for the existing/proposed access on the Mt Lindesay Highway in accordance with the provisions of Section 3.4 of Austroads Guide to Road Design Part 4A. <p>b) 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> <ol style="list-style-type: none"> i) the outcomes and recommendations of the Traffic Impact Assessment (Mt Lindesay Highway) report required by part (a) of this condition ii) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to</i> 	<p>b) Prior to commencing work</p>

PDA development conditions		
No.	Condition	Timing
	<p><i>Temporary Traffic Management</i>, for any temporary part of full road closures.</p> <p>c) 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><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>	c) During construction
7.	<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><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
Earthworks and Retaining Walls		
8.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans for Lot 1, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) the approved <i>Engineering Services Report prepared by Arcadis EA001-30109050-AAR-05 Revision 06 dated 13 March 2023</i>. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 5 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 	<p>a) Prior to commencing earthworks to</p>

PDA development conditions		
No.	Condition	Timing
	<p>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.</p> <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> <p>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</p> <p>ii) any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
9.	<p>Retaining walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <p>i) certified to achieve a minimum 50 year design life;</p> <p>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</p> <p>iii) located and designed generally in accordance with the approved <i>Engineering Services Report prepared by Arcadis EA001-30109050-AAR-05 Revision 06 dated 13 March 2023</i></p> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to or during earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
Roadworks, urban servicing and stormwater management		
10.	<p>Mt Lindesay Highway Service Road Roadworks</p> <p>a) Submit to EDQ IS, approval from the Department of Transport and Main Roads for the Mt Lindesay Highway Service Lane from Crowson Lane interchange to Lot 1 to enable access, or</p> <p>Where the part of the service road has been constructed by others, submit to EDQ IS, approval from the Department of Transport and Main Roads for the Mt Lindesay Highway service lane from Lot 1 connecting into the extent of the service lane and all associated services constructed by others.</p> <p>The service lane is to be designed to allow for the use of heavy vehicles (B-doubles).</p>	<p>a) Prior to commencing works</p>

PDA development conditions		
No.	Condition	Timing
	<p>b) Construct the extent of the Mt Lindesay Highway service lane in accordance with the approval provided by the Department of Transport and Main Roads under part a) of this condition.</p> <p>c) Submit to EDQ IS, certification from a RPEQ that all roadworks have been constructed generally in accordance with part a) of this condition.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
11.	<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 a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ol style="list-style-type: none"> meet the relevant standards of Energex; be endorsed by Energex as 'Rate 2 Public Lighting'; be endorsed by Council as the Energex 'billable customer'; 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> <ol style="list-style-type: none"> be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. meet the requirements of Energex for unmetered supply be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
12.	<p>Water reticulation – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>PDA Guideline No. 13 Engineering standards; and</i> <i>the approved Engineering Services Report prepared by Arcadis EA001-30109050-AAR-05 Revision 06 dated 13 March 2023</i> <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>	<p>a) Prior to commencing works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA development conditions		
No.	Condition	Timing
	i) <i>SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.</i>	
13.	<p>Sewer reticulation – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</p> <p>ii) the approved <i>Engineering Services Report prepared by Arcadis EA001-30109050-AAR-05 Revision 06 dated 13 March 2023</i></p> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) 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> <p>i) The <i>SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</i></p>	<p>a) Prior to commencing site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
14.	<p>Stormwater management (quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices within Lot 1 designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and:</p> <p>ii) The approved <i>Site Based Stormwater Management Plan prepared by Arcadis EAG003-30139050-AAR dated 3 March 2023.</i></p> <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 works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
15.	<p>Stormwater management (quantity) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment, detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system / detention basin within Lot 1 designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>;</p> <p>ii) The approved <i>Site Based Stormwater Management Plan prepared by Arcadis EAG003-30139050-AAR dated 3 March 2023.</i></p>	<p>a) Prior to commencing works</p>

PDA development conditions		
No.	Condition	Timing
	<p>The design of the detention basin is to include:</p> <ul style="list-style-type: none"> • Low flow outlet apron to be designed in accordance with QUDM Figure 8.11; • Overland flow channel at site frontage to demonstrate safe velocity depth product (<math><0.4\text{m}^2/\text{s}</math>) in accordance with QUDM requirements; • Overland flow channel at site frontage to demonstrate safe egress grades in accordance with QUDM requirements. • In addition to any fencing around the perimeter of detention basin, provide additional means of preventing a person approaching the high velocity and high suction pressure region immediately in front of outlet structures in accordance with <i>QUDM Section 5.12 Detention Basin Public Safety and Section 12.5 Inlet and Outlet Screens</i>; <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>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
16.	<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</p> <p>b) Prior to survey plan endorsement</p>
17.	<p>Telecommunications</p> <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</p> <p>b) Prior to survey plan endorsement</p>
18.	<p>Broadband</p> <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</p> <p>b) Prior to survey plan endorsement</p>

PDA development conditions		
No.	Condition	Timing
Landscape and environment		
19.	<p>Compliance Assessment – Landscape Works (Detention basin)</p> <p>a) Submit to EDQ DA for compliance assessment, detailed landscape plans, including a schedule of any proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the detention basin generally in accordance with:</p> <ol style="list-style-type: none"> i. The approved <i>Site Based Stormwater Management Plan prepared by Arcadis EAG003-30139050-AAR dated 3 March 2023.</i> ii. The approved <i>North Maclean Basin Rehabilitation Concept plan prepared by Place Design Group 1022090 Issue 03 dated January 2023.</i> <p>And generally documenting the following:</p> <ol style="list-style-type: none"> i. Proposed establishment period and maintenance schedules; ii. Existing contours or site levels, service and features; iii. Proposed finished levels, including sections across and through the vegetated areas at critical points (e.g. Interface with roads or water bodies, fences, retaining walls or batters); iv. Location of proposed drainage and stormwater works within Lot 1, including cross-sections and descriptions; v. Location and details of vehicle barriers/bollards/landscaping along vegetated interfaces where required to prevent unauthorised vehicular access; vi. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. <p>b) Construct the 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 and asset register in a format acceptable to Council certified by an AILA.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
20.	<p>Vegetation Clearing and Fauna Management – Compliance Assessment</p> <p>a) Submit to EDQ DA, for Compliance Assessment, a Vegetation Clearing and Fauna Management plan prepared by a suitable qualified arborist (AQF Level 5) or ecologist.</p> <p>The Vegetation Clearing must include:</p> <ol style="list-style-type: none"> i) Location of tree protection fencing on any tree that is to be retained adjoining the areas to be cleared ii) Clearing direction to be in a westerly direction commencing from Mt Lindesay Highway towards proposed Lot 2. iii) Location of temporary fauna exclusion fencing along the property boundary and any road reserve. The fencing must be non-climbable such as smooth hoardings, touch 	<p>a) Prior to commencement of clearing</p>

PDA development conditions		
No.	Condition	Timing
	<p>and securely pinned to the ground, be of a minimum height of 1.2m, and prevent access to the clearing areas;</p> <p>iv) fire access trails only within Lot 2 (no additional clearing in Lot 2).</p> <p>The Fauna Management Plan is to include at a minimum requirements for:</p> <p>i) Pre-clearing surveys ii) Pre-clearing trapping and release plan iii) Post-clearing wildlife management reporting iv) Roles and responsibilities</p> <p>b) Undertake vegetation clearing generally in accordance with the plan submitted under part a) of this condition.</p> <p>c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).</p> <p>d) 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.</p>	<p>b) At all times</p> <p>c) At all times</p> <p>d) Within 3 months of completion of clearing</p>
21.	<p>Fauna Spotter</p> <p>a) An independent 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.</p> <p>b) An independent licensed Wildlife Spotter/Catcher must undertake a daily inspection of the active clearing site before any clearing activities are undertaken and provide a daily update in accordance with condition 5. The inspection is to include surrounding areas adjoining the site, such as road corridors and common property boundaries.</p> <p>c) An independent licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.</p> <p>d) Submit to EDQ IS certification from the independent licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) As indicated</p> <p>c) At all times during vegetation clearing</p> <p>d) Within 3 months of the completion of vegetation clearing</p>
22.	<p>Vegetation Clearing Offsets</p> <p>a) Submit to EDQ IS 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>a) Prior to commencement of vegetation clearing</p>

PDA development conditions		
No.	Condition	Timing
	<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 IS 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 IS confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.</p> <p>Advice: 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.</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>
23.	<p>Land transfers – Biodiversity</p> <p>Transfer, in fee simple, to Council as trustee, Lot 2 as shown on the approved plans for biodiversity purposes.</p> <p><i>Note: Under the DCOP, the dedication of this land does not necessitate an offset.</i></p>	At registration of survey plan
24.	<p>Land transfers – Drainage</p> <p>Transfer, in fee simply, to Council as trustee, the drainage easement contained within Lot 1, as shown on the approved plans for drainage purposes.</p>	At registration of survey plan
25.	<p>Easements over infrastructure</p> <p>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.</p> <p>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.</p>	At registration of survey plan

PDA development conditions		
No.	Condition	Timing
26.	<p>Access Easement</p> <p>Provide an access easement from Mt Lindesay Highway over Lot 1 to Lot 2.</p> <p><i>Advice: Where a dedicated road is provided over Lot 1 connecting to Lot 2 an access easement is not required. The extinguishment of any existing access easement must be agreed to with relevant parties to the easement.</i></p>	At registration of survey plan
27	<p>Land transfers – Mt Lindesay Highway Service Road</p> <p>Dedicate to the Department of Transport and Main Roads, in fee simply and at no cost to the State, the service road and road reserve as shown within Lot 1 on the approved plans.</p>	At registration of survey plan
28.	<p>Infrastructure contributions</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the DCOP

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 ****