



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

Our ref: DEV2023/1400

24 October 2023

Parmac Property Investments Pty Ltd
Att: Bryan Fitzgerald
PO Box 1151
MILTON QLD 4064

Email: admin@parmacproperty.com.au

Dear Bryan

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

PDA Development Permit for Material Change of Use for a Child Care Centre and Reconfiguring of Lot (1 into 2) at 166-168 East Sentinel Drive, Greenbank described as Lot 2 on SP110580

On 24 October 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	166-168 East Sentinel Drive, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 2	SP110580

PDA development application details	
DEV reference number	DEV2023/1400
'Properly made' date	3/05/2023
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Material change of use for a childcare centre and Reconfiguring a Lot (1 into 2 lots)

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	24/10/2023
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Proposed Site Floor Plan prepared by Elia Architecture as amended in red 7/09/23 and 12/10/23	SD0-02G	4/08/23
2.	RAL Plan prepared by Elia Architecture	SD0-03	26/07/23
3.	Ground Floor Plan prepared Elia Architecture as amended in red 12/10/23	CD01-01 Rev 01	18/09/2023
4.	Covella Childcare External Finishes prepared by Elia Architecture	Project 230401	27/07/2023
5.	Covella Childcare External Finishes – Option 2 prepared by Elia Architecture	Project 230401	27/07/2023

6.	Streetscape Elevations – Signage prepared by Elia Architecture	SD3-02 B	12/07/2023
7.	Elevations - signage prepared by Elia Architecture	SD3-01 B	27/04/2023
8.	Site/floor plan – signage prepared by Elia Architecture	SD1-01 E	20/07/2023
9.	Acoustic Assessment prepared by Acoustic Works	Revision 01D	29/09/2023
10.	Bushfire Management Plan prepared by Bushfire Risk Reducers	010.04.23 Rev 1	27/04/2023
11.	Ecological Assessment Report prepared by Parmac Property Group	Issue A	05/04/2023
Supporting documents		Number	Date
12.	Engineering Report prepared by KRM Civil Engineering	0166-ENG01, Issue B	27/07/2023
13.	Streetscape Elevations prepared Elia Architecture	SD 3-02, Issue B	12/07/2023
14.	Elevations prepared Elia Architecture	SD 3-01, Issue C	30/06/2023
15.	Covella Childcare Centre - Landscape Concept prepared by Jeremy Ferrier Landscape Architect as amended in red 7.09.23	2023-038 SK01 Issue [P1]	April 2023
16.	Covella Childcare Centre - Landscape Indicative Plant Palette prepared by Jeremy Ferrier Landscape Architect	2023-038 SK02 Issue [P1]	April 2023

Abbreviations and definitions

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.

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 - Reconfiguring a Lot

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	Acoustic barriers Carry out works in accordance with the recommendations in the approved Acoustic Report prepared by Acoustic Works, Revision 01D dated 29/09/23.	Prior to commencement of use or survey plan endorsement, whichever occurs first
3.	Environmental Covenant a) Submit to EDQ DA for endorsement, an environmental covenant to vegetate and retain a 10m vegetation buffer at the eastern boundary of Lot 2. b) Provide evidence to EDQ DA of execution and registration of the covenant to protect vegetation in accordance with condition a). c) The developer shall disclose to the purchaser of Lot 2 that the allotment they have selected to purchase is subject to an environmental covenant.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to the sale of Lot 2
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
5.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
6.	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: - noise and dust in accordance with the EP Act; - 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; - contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; - complaints procedures; - site management: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment; - of waste generated by construction activities; - detailing how materials are to be loaded/unloaded; - of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); - of employee and visitor parking areas; - of anticipated staging and programming; - for the provision of safe and functional emergency exit routes; and - any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction
7.	Erosion and sediment management 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: - construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i>	a) Prior to commencing work

PDA development conditions - Reconfiguring a Lot		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8.	Traffic management plan 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: 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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
9.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, 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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Earthworks and retaining walls		
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the updated Engineering Report as required by condition 28.	a) Prior to commencing earthworks

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
	The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) include the location and finished surface levels of any cut and/or fill; iii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv) provide details of any areas where surplus soils are to be stockpiled; v) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
11.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to or during earthworks b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
12.	Retaining walls 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:	a) Prior to commencing earthworks

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
	i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with AS4678 – <i>Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>); iii) located and designed generally in accordance with the updated Engineering Report as required by condition 28.	
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or survey plan endorsement, whichever occurs first
	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.	c) Prior to commencement of use or survey plan endorsement, whichever occurs first
Roadworks, urban servicing and stormwater management		
13.	Compliance Assessment - Roadworks	
	a) Submit to EDQ DA for compliance assessment detailed engineering plans, certified by a RPEQ, for all roadworks, including street lighting and footpaths. The certified engineering plans must be designed: i) In accordance with <i>PDA Guideline No. 13 Engineering standards</i>; ii) include kerb and channel and 1.5m wide footpath along the full frontage of Sentinel Drive and Cunningham Drive	a) Prior to commencing roadworks
	b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or survey plan endorsement, whichever occurs first.
	c) Submit to EDQ IS: 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 a) 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 for Council asset, in a format acceptable to Council for all roadworks constructed under this condition.	c) Prior to commencement of use or survey plan endorsement, whichever occurs first.

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
14.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. 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: 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>. 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: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of use or survey plan endorsement, whichever occurs first b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
15.	Streetscape works a) Submit to EDQ DA detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with approved plans/ documents. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; 2. footpath treatments; 3. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 4. Detail of passive irrigation design with or without subsoil drainage. b) Construct streetscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing streetscape work b) Prior to commencement of use or survey plan endorsement, whichever occurs first.

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to commencement of use or survey plan endorsement, whichever occurs first.
16.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the updated Engineering Report as required by Condition 28. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. 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: i) current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing water reticulation work b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
17.	Sewer reticulation 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: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the updated Engineering Report as required by Condition 28. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. 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: i) current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
18.	Compliance Assessment - Stormwater management (quantity) a) Submit to EDQ DA for compliance assessment detailed engineering drawings and hydraulic assessment, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. The assessment is required to demonstrate the proposed kerb and channel on one side of Sentinel Drive and Cunningham Drive can contain the 1% AEP overland flow path within the road reserve. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans for Council asset, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to commencement of use or survey plan endorsement, whichever occurs first. c) Prior to commencement of use or survey plan endorsement, whichever occurs first.
19.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
20.	Telecommunications 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
21.	Broadband 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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA development conditions - Reconfiguring a Lot

No.	Condition	Timing
Landscape and environment		
22.	Vegetation Clearing Offsets a) Submit to EDQ DA, confirmation of the area of Koala Habitat Values for any tree to be removed in accordance with <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> b) Pay to the MEDQ a monetary contribution for the clearing of the identified koala habitat as identified in part a) of this condition. Or, if compensatory planting is proposed: 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. d) Undertake compensatory planting in accordance with b) of this condition. 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. 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.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
23.	Vegetation Clearing Works Clearing of vegetation is to be undertaken by a suitably qualified professional generally in accordance with the approved Ecological Assessment Report, Issue A, dated 05/04/2023 and prepared by Parac Property Group.	At all times during vegetation clearing
24.	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) During the vegetation clearing a licensed Wildlife Spotter/Catcher must be present.	a) Prior to commencement of vegetation clearing b) At all times

PDA development conditions - Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ TS 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.	c) Within 3 months of the completion of vegetation clearing
25.	Koala habitat contribution Pay to the MEDQ \$150 for the approved residential lot. <i>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.</i>	Prior to survey plan endorsement
26.	Bushfire management a) Carry out bushfire management works as recommended in the approved Bushfire Management Plan prepared by Bushfire Risk Reducers, 010.04.23 Rev 1 dated 27/04/23. b) Submit to EDQ DA 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.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Infrastructure Contributions		
27.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

PDA development conditions – Material Change of Use		
No.	Condition	Timing
28.	Updated Engineering report a) Submit to EDQ IS an updated Engineering Report, certified by an RPEQ, generally in accordance with: i. <i>Engineering Report prepared by KRM Civil Engineering, 0166-ENG01, Issue B, 27/07/23</i> and to address the following: ii. <i>Proposed Site Floor Plan prepared by Elia Architecture as amended in red 7/09/23 and 12/10/23, SD0-02G, 4/08/23;</i> iii. <i>Revised retaining wall and earthworks plan;</i> iv. <i>Car parking provision of 37 car spaces including 1 PWD space;</i> v. <i>Remodel detention tank size and MUSIC model as a result of changes in catchment area.</i>	a) Prior to commencement of site works

PDA development conditions – Material Change of Use		
No.	Condition	Timing
	b) Carry out works generally in accordance with the updated Engineering Report submitted under part a) of this condition.	b) prior to commencement of use
29.	Updated sections and elevations – Child Care Centre a) Submit to EDQ DA, for compliance assessment, updated sections and elevations generally in accordance with: i. <i>Proposed Site Floor Plan prepared by Elia Architecture as amended in red 7/09/23 and 12/10/23, SD0-02G, 4/08/23;</i> ii. <i>Streetscape Elevations, SD3-02, Issue B, 12/07/23; and</i> iii. <i>Elevations, SD3-01 Issue C, 30/06/23</i> b) Carry out works generally in accordance with the plans and documents endorsed under part a) of this condition.	a) Prior to commencement of site works b) At all times
30.	Updated landscape plans – Child Care Centre a) Submit to EDQ DA, for compliance assessment, updated sections and elevations generally in accordance with: i. <i>Proposed Site Floor Plan prepared by Elia Architecture as amended in red 7/09/23 and 12/10/23, SD0-02G, 4/08/23;</i> ii. <i>Streetscape Elevations, SD3-02, Issue B, 12/07/23; and</i> iii. <i>Elevations, SD3-01 Issue C, 30/06/23;</i> iv. <i>Covella Childcare Centre - Landscape Concept prepared by Jeremy Ferrier Landscape Architect as amended in red 7.09.23, 2023-038 SK01 Issue [P1], April 2023</i> v. <i>Covella Childcare Centre - Landscape Indicative Plant Palette prepared by Jeremy Ferrier Landscape Architect, 2023-038 SK02 Issue [P1], April 2023</i> b) Carry out works generally in accordance with the plans and documents endorsed under part a) of this condition.	a) Prior to commencement of site works b) At all times
31.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or survey plan endorsement, whichever occurs first
32.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
33.	Hours of operation – Child Care Centre The hours of operation for Child care centre are as follows: - Monday to Friday 6am to 7pm	As indicated

PDA development conditions – Material Change of Use		
No.	Condition	Timing
34.	Acoustic barriers Carry out works in accordance with the recommendations in the approved Acoustic Report prepared by Acoustic Works, Revision 01D dated 29/09/23.	Prior to commencement of use or survey plan endorsement, whichever occurs first
Construction management		
35.	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
36.	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: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

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	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
37.	Erosion and Sediment Management 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: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
38.	Traffic Management Plan 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: 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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
39.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the	a) Prior to commencing work

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	CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
40.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or Survey plan endorsement, whichever occurs first b) Prior to commencement of use or survey plan endorsement, whichever occurs first
41.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; ii) the Engineering Report required under condition 28; and iii) the approved plans and documents. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site;	a) Prior to commencing earthworks

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No.	Condition	Timing
	ii) accord with the Erosion and Sediment Control Plans, as required by condition 32 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
42.	Retaining Walls 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: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified 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.	a) Prior to commencing earthworks b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first

PDA development conditions – Material Change of Use

No.	Condition	Timing
43.	Compliance Assessment - Roadworks a) Submit to EDQ DA for compliance assessment detailed engineering plans, certified by a RPEQ, for all roadworks, including street lighting and footpaths. The certified engineering plans must be designed: i) In accordance with <i>PDA Guideline No. 13 Engineering standards</i>; ii) include kerb and channel and 1.5m wide footpath along the full frontage of Sentinel Drive and Cunningham Drive; b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: 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 a) 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 for Council asset, in a format acceptable to Council for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
44.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. 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: 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>. 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: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority.	a) Prior to commencement of use or survey plan endorsement, whichever occurs first b) Prior to commencement of use or survey plan endorsement, whichever occurs first

PDA development conditions – Material Change of Use		
No.	Condition	Timing
	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to commencement of use or survey plan endorsement, whichever occurs first
45.	Streetscape works a) Submit to EDQ DA detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with approved plans/ documents. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 –<i>'Lighting for Roads and Public Spaces'</i>; 2. footpath treatments; 3. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 4. Detail of passive irrigation design with or without subsoil drainage. b) Construct streetscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencing streetscape work b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
46.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the updated Engineering Report, required by condition 28 . b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior commencing water reticulation work b) Prior to commencement of use or survey plan endorsement, whichever occurs first

PDA development conditions – Material Change of Use		
No.	Condition	Timing
	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: i) current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to commencement of use or survey plan endorsement, whichever occurs first
47.	Sewer reticulation 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: iii) <i>PDA Guideline No. 13 Engineering standards</i>; and iv) the updated Engineering Report, required by condition 28. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. 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: iii) current adopted standards; and the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work b) Prior to commencement of use or survey plan endorsement, whichever occurs first c) Prior to commencement of use or survey plan endorsement, whichever occurs first
48.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) the latest Engineering Report, prepared by KRM Civil Engineering. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing stormwater work b) Prior to commencement of use or survey plan endorsement, whichever occurs first
49.	Compliance Assessment - Stormwater management (quantity) a) Submit to EDQ DA for compliance assessment detailed engineering drawings and hydraulic assessment, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>.	a) Prior to commencing stormwater work

PDA development conditions – Material Change of Use

No.	Condition	Timing
	The assessment is required to demonstrate the proposed kerb and channel on one side of Sentinel Drive and Cunningham Drive can contain the 1% AEP overland flow path within the road reserve. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans for Council asset, certified by a RPEQ including an asset register in a format acceptable to Council.	b) Prior to commencement of use or survey plan endorsement, whichever occurs first. c) Prior to commencement of use or survey plan endorsement, whichever occurs first.
50.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with IPWEA Standard Drawing RS-051. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or Survey plan endorsement, whichever occurs first b) Prior to commencement of use or Survey plan endorsement, whichever occurs first
51.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or Survey plan endorsement, whichever occurs first b) Prior to commencement of use or Survey plan endorsement, whichever occurs first

PDA development conditions – Material Change of Use		
No.	Condition	Timing
52.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i>. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or Survey plan endorsement, whichever occurs first b) Prior to commencement of use or Survey plan endorsement, whichever occurs first
53.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or Survey plan endorsement, whichever occurs first b) At all times following commencement of use
54.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use or Survey plan endorsement, whichever occurs first
55.	Vegetation Clearing Offsets a) Submit to EDQ DA, confirmation of the area of Koala Habitat Values for any tree to be removed in accordance with <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> b) Pay to the MEDQ a monetary contribution for the clearing of the identified koala habitat as identified in part a) of this condition. Or, if compensatory planting is proposed: 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.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing

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No.	Condition	Timing
	d) Undertake compensatory planting in accordance with b) of this condition. 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. 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.	d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
56.	Vegetation Clearing Works Clearing of vegetation is to be undertaken by a suitably qualified professional generally in accordance with the approved Ecological Assessment Report, Issue A, dated 05/04/2023 and prepared by Parac Property Group.	At all times during vegetation clearing
57.	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) During the vegetation clearing a licensed Wildlife Spotter/Catcher must be present. c) Submit to EDQ TS 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 c) Within 3 months of the completion of vegetation clearing
58.	Bushfire management a) Carry out bushfire management works as recommended in the approved Bushfire Management Plan prepared by Bushfire Risk Reducers, 010.04.23 Rev 1 dated 27/04/23. b) Submit to EDQ DA 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.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

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No.	Condition	Timing
Infrastructure Charges		
59.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the 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 ****