



Our ref: DEV2023/1417

8 May 2024

Department of
State Development and Infrastructure

The Trustee of Soomal Property Trust
C/- Wolter Consulting Group Pty Ltd
Att: Mr Gary Savins, Associate Director of Planning
PO Box 436
NEW FARM QLD 4005

Email: gsavins@wolterconsulting.com.au

Dear Mr Savins

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

PDA Development Permit for a Material Change of Use for Fast Food Premises (2 Tenancies) at 946-960 Greenbank Road, North Maclean described as Lot 1 on SP267252

On 8 May 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@dsdlgp.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	946-960 Greenbank Road, North Mclean	
Lot on plan description	Lot number	Plan description
	Lot 1	SP267252
PDA development application details		
DEV reference number	DEV2023/1417	
'Properly made' date	13 June 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 Fast Food Premises (2 Tenancies)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Material Change of Use for Fast Food Premises (2 Tenancies)	
Decision date	8 May 2024	
Currency period	6 years from the decision date	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Existing Site Plan, prepared by Verve Building Design Co.	22181 DA01 Revision B	14/09/2023
2.	Prop. Site Plan, prepared by Verve Building Design Co.	22181 DA02 Revision C	14/09/2023
3.	Prop. Floor Plan – T1, prepared by Verve Building Design Co.	22181 DA03 Revision B	14/09/2023
4.	Prop. Floor Plan – T2, prepared by Verve Building Design Co.	22181 DA04 Revision B	14/09/2023
5.	Building Elevation & Perspectives – T1, prepared by Verve Building Design Co.	22181 DA05 Revision B	14/09/2023
6.	Building Elevation & Perspectives – T2 prepared by Verve Building Design Co.	22181 DA06 Revision B	14/09/2023
7.	Building Elevation & Perspectives, prepared by Verve Building Design Co.	22181 DA07 Revision B	14/09/2023
8.	Existing Site Plan, prepared by Andrew Gold Landscape Architecture	23.072 Sheet 1 Issue B	15/09/2023
9.	Overall Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture	23.072 Sheet 2 Issue B	15/09/2023 and amended in red 26/02/2024
10.	Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture	23.072 Sheet 3 Issue B	15/09/2023 and amended in red 26/02/2024
11.	Existing Tree Schedule, prepared by Andrew Gold Landscape Architecture	23.072 Sheet 4 Issue B	15/09/2023
12.	Proposed Planting Schedule, prepared by Andrew Gold Landscape Architecture	23.072 Sheet 5 Issue B	15/09/2023
13.	Proposed Planting Schedule, prepared by Andrew Gold Landscape Architecture	23.072 Sheet 6 Issue B	15/09/2023
14.	Traffic Impact Assessment, prepared by Pekol Traffic and Transport	23-304 Revision B	15/09/2023
15.	Engineering Services Report, prepared by Pinnacle Engineering Group	PEG1046 Revision 03	04/09/2023
16.	Site Based Stormwater Management Plan, prepared by Pinnacle Engineering Group	PEG1046 Revision 03	04/09/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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.

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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.

DSDI means the Department of State Development and Infrastructure.

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

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

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

PDA development conditions		
No.	Condition	Timing
1.	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 BFP endorsement, whichever occurs first.
2.	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
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Compliance Assessment - Out of Hours Work Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
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: 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) complaints procedures; iv) 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;	a) Prior to commencing work

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

PDA development conditions		
No.	Condition	Timing
	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. 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
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: 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
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>Austroads Guide to Temporary Traffic</i>	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	<i>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>	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 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 BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
10.	Contamination Soil Assessment Submit to EDQ IS a contamination soil assessment report that identifies the location and level of any contamination on the site and the proposed treatment of the site / removal of the contamination material prior to and during earthworks.	Prior to commencing earthworks
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved Engineering Services Report, prepared by Pinnacle Engineering Group and dated 4/09/2023, and - The soil assessment report required by Condition 10. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled;	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	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 BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
12.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (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 commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
13.	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	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	Engineering Services Report, prepared by Pinnacle Engineering Group and dated 4/09/2023. 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
14.	Car Parking a) Construct, sign and delineate car parking spaces (including Accessible Parking Bays) 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 BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
15.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: - Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays; and - Installation of Destination (regular) EVSE chargers to a minimum of 4% of all parking bays b) Electric vehicle charging shall be: - capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and - designed with regard to fire retardance and ventilation. c) Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first.

PDA development conditions		
No.	Condition	Timing
16.	Bicycle Parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first.
17.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Councils current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
18.	Interim Wastewater Servicing Strategy a) Submit to EDQ IS an Interim Wastewater Servicing Strategy to enable the continued operation for the existing uses on the site during the construction period. b) Implement the Interim Wastewater Servicing Strategy as required by part a) of this condition.	a) Prior to commencement of site works b) Until the connection of the site to the Council wastewater network.
19.	Compliance Assessment – Sewerage Reticulation <i>Unless otherwise completed by others:</i> a) Submit to EDQ DA, for compliance assessment preliminary design plans certified by a RPEQ, for the reticulation sewer from the site (including the existing uses within the site) to the NM2 pump station location within the western corner of Lot 2 on SP267252, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> . b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> . c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) 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: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of sewerage works b) Prior to commencement of sewerage works c) Prior to commencement of use d) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
20.	Compliance Assessment – Municipal NM2 Sewerage Pump Station and Rising Main <i>Unless otherwise completed by others:</i> a) Submit to EDQ DA, for compliance assessment a detailed catchment planning report and preliminary design plans certified by a RPEQ, for the NM2 pump station, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. The detailed catchment planning and preliminary design report shall include: i. Pump station located on the western corner of Lot 2 on SP267252; ii. Review of serviced catchment to determine incoming gravity sewer level and ultimate pumps capacity; iii. Pumps selection report to allow uncontrolled injection system to the NM1 rising main in all planning scenarios. b) Submit to EDQ IS detailed design plans, certified by a RPEQ, for the NM2 pump station and rising main generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) 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. Council’s current adopted standards; and ii. the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of sewerage works b) Prior to commencement of sewerage works c) Prior to commencement of use d) Prior to commencement of use
21.	Stormwater Connection Connect the approved development to a lawful point of discharge: with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council’s current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
22.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices within Lot 1 designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and; ii) The approved Site Based Stormwater Management Plan, prepared by Pinnacle Engineering Group, dated 04/09/2023.	a) Prior to commencing works

PDA development conditions		
No.	Condition	Timing
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that the stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition. d) Maintain the stormwater treatment devices to ensure that these are functioning as designed.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first d) At all times following commencement of use.
23.	Compliance Assessment - Stormwater management (quantity) a) Submit to EDQ IS for compliance assessment an amended stormwater quantity management plan associated with detailed engineering drawings and hydraulic calculations, certified by a RPEQ, confirming that: i) the outlet pipes associated with the stormwater management device and flood storage tank are connected at the upstream of the proposed level spreader. ii) the level spreader follows the natural contour associated with low-flow outlets/ weepholes at the same RL while the major flow/ crest level also be in the same RL, to ensure distributed flow discharge across the device. iii) the level spreader of appropriate length to mimic the existing flow regime at the downstream property boundary. iv) appropriate setback maintained between the level spreader and the property boundary to allow homogeneous flow distribution within the space between level spreader and the property boundary. v) Demonstrate with representative cross-sections that all runoff up to 1%AEP will contain within the easement (EMT A SP267252), without causing spillage on to the private property. b) Submit to EDQ IS detailed stormwater design plans, certified by a RPEQ, generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. c) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of stormwater works c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA development conditions		
No.	Condition	Timing
	d) Submit to EDQ IS certification from an RPEQ that the stormwater works have been constructed generally in accordance with the certified plans submitted under part a) of this condition	d) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Flood storage	
	a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for flood storage to be provided at the site generally in accordance with: i) Logan Planning Scheme 2015: 9 (with TLPI No.1/2023) 8.2.5 Flood hazard overlay code and: ii) The Drawing PEG1046-DA-SK07 A, titled "Flood Storage Layout" prepared by Plan Pinnacle Engineering Group, dated 31/08/2023. b) Construct flood storage tanks and associated inlet/outlet pipes generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that the flood storage has been constructed generally in accordance with the certified plans submitted under part a) of this condition. d) Maintain the flood storage to ensure that this is functioning as designed.	a) Prior to commencement of works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first d) At all times following commencement of use
25.	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 commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.

PDA development conditions		
No.	Condition	Timing
26.	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 commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
27.	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 commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
28.	Compliance Assessment – Roadworks a) Submit to EDQ IS preliminary design plans, certified by a RPEQ, for a short Auxiliary Left-Turn Lane (AULs) and Channelised Right-Turn Lane (CHR) on Greenbank Road, generally in accordance with: i) PDA Guideline No. 13 Engineering Standards and relevant Council's standards; ii) The approved Traffic Impact Assessment prepared by PTT Engineering, dated Sept 2023. The design shall address the encroachment with the existing stormwater infrastructure to ensure no impact to road users. b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for roadworks along Greenbank Road generally in accordance with the endorsed preliminary design plans required under part a) of this condition and PDA Guideline No. 13 Engineering standards. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing roadworks b) Prior to commencing roadworks c) Prior to commencement of use or BFP endorsement, whichever occurs

PDA development conditions

No.	Condition	Timing
	d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	first d) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Compliance Assessment - Streetscape Works a) Submit to EDQ IS for Compliance Assessment, 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 the following approved plans/ documents: i) the approved Engineering Services Report, prepared by Pinnacle Engineering Group and dated 4/09/2023. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – 'Lighting for Roads and Public Spaces'; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed 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 commencement of streetscape works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Compliance Assessment - Landscape Works a) Submit to EDQ DA detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans including any amendments in red: i) Overall Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture, dated 15/09/2023; and ii) Landscape Concept Plan, prepared by Andrew Gold Landscape Architecture, dated 15/09/2023.	a) Prior to commencement of ground level building work.

PDA development conditions		
No.	Condition	Timing
	b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
31.	Refuse Collection	
	a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use.
32.	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 BFP endorsement, whichever occurs first.
Infrastructure Contributions		
33.	Infrastructure Charges	
	Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment.	In accordance with the DCOP
	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.	

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 ****