



Our ref: DEV2019/1013/8

Department of
State Development and Infrastructure

9 May 2024

Daleford Property Pty Ltd
C/- Saunders Havill Group
Att: Nick Christofis
Unit B, Level 1, 6 Yoga Way
SPRINGFIELD CENTRAL QLD 4300

Email: nickchristofis@saundershavill.com; rachaelcaton@saundershavill.com

Dear Nick

Section 99 Approval - Application to Change PDA Development Approval

Reconfiguring a Lot (1 lot into 514 lots, new roads, drainage reserve and park), Operational Works (advertising devices) and Material Change of Use – residential and other uses (display home, home based business, house, park and sales office) in accordance with a Plan of Development and Context Plan at 176 – 228 Mountain Ridge Road, South Maclean described as Lot 30 on SP309195

On 9 May 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

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

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	176 – 228 Mountain Ridge Road, South Maclean	
Lot on plan description	Lot number	Plan description
	Lot 30	SP309195
PDA development application details		
DEV reference number	DEV2019/1013/8	
'Properly made' date	13 February 2024	
Type of application	<input type="checkbox"/> PDA development application for: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Amendment to PDA Development Permit for: <ul style="list-style-type: none"> Reconfiguring a Lot (1 lot into 514 lots, new roads, drainage reserve and park); Operational Works (advertising devices); and Material Change of Use – residential and other uses (display home, home based business, house, park, and sales office) in accordance with a Plan of Development and Context Plan 	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The changes to the approval are summarised as follows:</p> <ul style="list-style-type: none"> Terrace lot removed from park area; Multiple residential included and new condition 46A; New design provisions for lots near parks; Updated documents to incorporate previous amendments in red; ROL plans amended accordingly; New advertising device package included; 514 lots approved, 1 less due to terrace lot removal; New Stage 8A added for earlier park creation; Layout updated with transformer and telecommunication locations. 	

Original Decision date	30 April 2020
Change to approval date	9 May 2024
Currency period	10 years from the original decision date

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Overall Concept Plan prepared by Saunders Havill Group	9534 P 03 Rev Z - PRO 01	02/04/2024
2.	Staging Plan – Stage 1 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 01	02/04/2024
3.	Staging Plan – Stage 2 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 02	02/04/2024
4.	Staging Plan – Stage 3 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 03	02/04/2024
5.	Staging Plan – Stage 4 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 04	02/04/2024
6.	Staging Plan – Stage 5 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 05	02/04/2024
7.	Staging Plan – Stage 6 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 06	02/04/2024
8.	Staging Plan – Stage 7 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 07	02/04/2024
9.	Staging Plan – Stage 8 & 8A prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 08	02/04/2024
10.	Staging Plan – Stage 9 prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 09	02/04/2024
11.	Staging Plan – 10 Stage prepared by Saunders Havill Group	9534 P 03 Rev Z - STG 10	02/04/2024
12.	Flourish Plan of Development prepared by Saunders Havill Group	Issue: Minor Amendment	04/04/2024
13.	Landscape Masterplan prepared by SLR Consulting Pty Ltd	620.V13637 Issue 005	21/12/2023
14.	Road Hierarchy, Staging Plan & General Notes, prepared by Mortons Urban Solutions	37502-ALL-005 Revision A	05/12/2023
15.	Existing Features and Demolition Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-020, Revision A	05/12/2023
16.	Existing Features and Demolition Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-021, Revision A	05/12/2023
17.	Earthworks Cut to Fill Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-040, Revision A	05/12/2023
18.	Earthworks Cut to Fill Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-041, Revision A	05/12/2023
19.	Earthworks Cut to Fill Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-042, Revision A	05/12/2023

20.	Earthworks Cut to Fill Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-043, Revision A	05/12/2023
21.	Earthworks Cut to Fill Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-044, Revision A	05/12/2023
22.	Bulk Earthworks Section Key Plan, prepared by Mortons Urban Solutions	37502-ALL-050, Revision A	05/12/2023
23.	Bulk Earthworks Sections Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-051, Revision A	05/12/2023
24.	Bulk Earthworks Sections Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-052, Revision A	05/12/2023
25.	Bulk Earthworks Sections Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-053, Revision A	05/12/2023
26.	Bulk Earthworks Sections Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-054, Revision A	05/12/2023
27.	Retaining Wall and Detail Grading Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-060, Revision A	05/12/2023
28.	Retaining Wall and Detail Grading Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-061, Revision A	05/12/2023
29.	Retaining Wall and Detail Grading Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-062, Revision A	05/12/2023
30.	Retaining Wall and Detail Grading Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-063, Revision A	05/12/2023
31.	Retaining Wall and Detail Grading Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-064, Revision A	05/12/2023
32.	Retaining Wall and Detail Grading Plan Sheet 06, prepared by Mortons Urban Solutions	37502-ALL-065, Revision A	05/12/2023
33.	Retaining Wall Details, prepared by Mortons Urban Solutions	37502-ALL-070, Revision A	05/12/2023
34.	Roadworks & Drainage Layout Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-100, Revision A	05/12/2023
35.	Roadworks & Drainage Layout Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-101, Revision A	05/12/2023
36.	Roadworks & Drainage Layout Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-102, Revision A	05/12/2023
37.	Roadworks & Drainage Layout Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-103, Revision A	05/12/2023
38.	Roadworks & Drainage Layout Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-104, Revision A	05/12/2023
39.	Roadworks Typical Sections Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-120, Revision A	05/12/2023
40.	Sewer & Water Reticulation Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-500, Revision A	05/12/2023
41.	Sewer & Water Reticulation Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-501, Revision A	05/12/2023
42.	Sewer & Water Reticulation Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-502, Revision A	05/12/2023

43.	Sewer & Water Reticulation Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-503, Revision A	05/12/2023
44.	Sewer & Water Reticulation Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-504, Revision A	05/12/2023
Endorsed plans and documents previously endorsed on 30 April 2020		Number	Date
1.	Context Plan prepared by Saunders Havill Group	9534 P 04 Rev B - NCP 01	26 February 2019
Plans and documents previously approved on 30 April 2020		Number	Date
1.	Landscape Sections Package prepared by SLR	Drawing 620.12664-00200_01 to 620.12664-00200_08 Issue B	2 August 2019
2.	Bushfire Management Plan prepared by Bushfire Risk Reducers	004.02.19 Rev 3	20 January 2020
3.	Natural Environment Site Strategy prepared by Saunders Havill Group	Document no. 9534 Issue C	16 September 2019
4.	Significant Biodiversity Assessment Report prepared by Saunders Havill Group	Document no 9534	23 January 2020
5.	Road Traffic Noise Assessment Report prepared by TTM	No. 2 Acoustic Report – Updated Plans	13 August 2019
6.	Concept Functional Sewer Strategy Catchment Plan, Sheet 1 of 2	18-0153-P311 Rev 4	06 January 2020
7.	Concept Functional Sewer Strategy Catchment Plan, Sheet 2 of 2	18-0153-P312 Rev 4	06 January 2020
8.	Flood Assessment and Stormwater Management prepared by Water Technology	6450-01_R01_V04	27 September 2019
9.	Dispersive Soil Assessment & Management Plan prepared by ADG Consulting	ADG1059.19	October 2019
10.	Parking analysis plan prepared by Bitzios Consulting	P3959 Issue 001	12 August 2019

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.

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.

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

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.

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.

- 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

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDI a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDI.	As indicated

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5.	<p>Bin Pad Disclosure</p> <p>A Bin Pad location is to be shown on the Disclosure Plan of a lot where the lot shares a frontage to a bin pad as shown on the approved plan of development.</p>	As indicated
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Engineering

<p>6.</p>	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDI a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>, including the provision of a dust-proof screen between the Internal Entry Road/construction access from Mountain Ridge Road and the relevant lot; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) At all times during construction</p>
<p>7.</p>	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary 	<p>a) Prior to commencement of site works for the relevant stage</p>

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	<p>part or full road closures of any Council or State road(s).</p> <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction</p>
8.	<p>Dispersive Soil Management Plan</p> <p>Implement and monitor the recommendations of the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting Pty Ltd document number ADG1059.19 Rev0 dated 11 October 2019.</p>	<p>At all times during construction</p>
9.	<p>Compliance Assessment – Retaining Walls (North of Flagstone Creek)</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment retaining wall functional layout plans certified by an RPEQ for all retaining walls north of Flagstone Creek. The functional layout plans shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i>.</p> <p>Proposed retaining walls height must not exceed 2.5m.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI certification from a RPEQ that all retaining wall works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to submission of pre-construction documentation for the first stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
10.	<p>Retaining Walls - General</p> <p>a) For all retaining walls (north and south of Flagstone Creek), submit to EDQ Development Assessment, DSDI detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDI and for north of Flagstone Creek, the endorsed retaining wall functional layout plans required by condition 9.</p>	<p>a) Prior to commencement of site works for the relevant stage</p>

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	<p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI 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 required under part a) of this condition.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
11.	<p>Compliance Assessment – Filling and Excavation</p> <p>a) For stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment functional layout plans including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks north of Flagstone Creek. The format of the functional layout plans shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of Development</i> and <i>PDA Guideline No. 13 – Engineering Standards – Earthworks</i>.</p> <p>b) For stages south of Flagstone Creek, submit to EDQ Development Assessment, DSDI detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>, the approved plans and where for stages north of Flagstone Creek, the endorsed filling and excavation functional layout plans required by part a) of this condition.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plan as required by the conditions of this approval; provide full details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting dated October 2019; and provide full details of any areas where surplus soils are to be stockpiled. <p>c) Carry out the earthworks generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI certification from an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part b) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works for the first stage to the north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions

12.	<p>Compliance Assessment – Roads – Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment detailed engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans.</p> <p>b) For all stages to the south of Flagstone Creek, submit to EDQ Development Assessment, DSDI engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans.</p> <p>c) Construct the works generally in accordance with the certified plans as required under parts a) and b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage to the north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage to the south of Flagstone Creek</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
13.	<p>Compliance Assessment – Water Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) For all stages to the south of Flagstone Creek, submit to EDQ Development Assessment, DSDI detailed water reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i></p> <p>c) Construct the internal works generally in accordance with the certified plans required under parts a) and b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>a) Prior to commencement of site works for the relevant stage to the north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage to the south of Flagstone Creek</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions		
14.	Compliance Assessment – Sewer Internal <ul style="list-style-type: none"> a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. b) For all stages to the south of Flagstone Creek, submit to EDQ Development Assessment, DSDI detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under parts a) and b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards. 	<ul style="list-style-type: none"> a) Prior to commencement of site works for the relevant stage to the north of Flagstone Creek b) Prior to commencement of site works for the relevant stage to the south of Flagstone Creek c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
15.	Compliance Assessment - External Trunk Water Main <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans, certified by a RPEQ, for the DN225 diameter trunk water main connecting the existing DN150 main at the north end of Rose Almond Street to the trunk network west of the railway corridor, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> b) Construct the external works generally in accordance with the endorsed plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for the stage containing the 217th residential lot b) Prior to survey plan endorsement for the stage containing the 217th residential lot c) Prior to survey plan endorsement for the stage containing the 217th residential lot
16.	Compliance Assessment - Upgrade of Sewerage Pump Station and rising main <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans and a report, certified by an RPEQ, for the mechanical and electrical upgrade of the existing pump station on Lot 7000 on SP309239 to 55L/s flow capacity and for the construction of the permanent rising main connecting the pump station to the sub-regional sewer west of the railway generally in accordance with Council's adopted 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for the first stage

PDA Development Conditions

	<p>standards, <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i></p> <p>b) Upgrade the sewerage pump station and construct the permanent rising main in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council current adopted standards.</p> <p>Or</p> <p>d) Demonstrate that the upgraded works to the sewerage pumping station and the permanent rising main as identified in part a) of this condition have been undertaken by others.</p>	<p>b) Prior to survey plan endorsement for the first stage</p> <p>c) Prior to survey plan endorsement for the first stage</p> <p>d) Prior to survey plan endorsement for the first stage</p>
17.	<p>Compliance Assessment - Waterway Rehabilitation and Stabilisation</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment a waterway rehabilitation and stabilisation strategy certified by an RPEQ for the portion of Flagstone Creek traversing the site.</p> <p>The water stabilisation strategy shall include:</p> <ol style="list-style-type: none"> an assessment of geotechnical conditions of the site; proposed locations of stormwater outlets, detention and bio-retention basins and other infrastructure; assessment of condition of the current watercourse, and potential for scour to occur in the future strategy for the dispersive soil management in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019. <p>b) Submit to EDQ Development Assessment, DSDI detailed waterway rehabilitation and stabilisation plans certified by an RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following:</p> <ol style="list-style-type: none"> Existing contours or site levels, services and features; Proposed finished levels, including sections across and through the waterway at critical points; Vegetation management; Details and locations of any proposed structures, including weirs, bridges and artificial bank stabilisation (e.g.: gabions); Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. Details of remedial works to the watercourse. Stabilisation works around any concentrated flow points from the development to the watercourse. 	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to commencement of site works for the relevant stage</p>

PDA Development Conditions

	<p>viii. Details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019.</p> <p>c) Carry out the relevant works for stages 1, 3, 5 and 6 generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Carry out the works for stage 10 generally in accordance with the certified plans required under part b) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDI certification from an RPEQ that all works have been carried out generally in accordance with the certified plans required under part c) and d) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>c) Prior to survey plan endorsement for the relevant stages</p> <p>d) Prior to survey plan endorsement for the 350th lot</p> <p>e) Prior to survey plan endorsement for the relevant stage</p>
18.	<p>Compliance Assessment – Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed engineering drawings certified by a RPEQ, for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved documents:</p> <ul style="list-style-type: none"> - <i>Flood Assessment and Stormwater Management Plan - V01V04, dated February 27 September 2019 and prepared by Water Technology Concept Earthworks</i> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI 'as constructed' drawings including an asset register by a suitably qualified and certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
19.	<p>Compliance Assessment – Swale</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment, detailed engineering design supported by hydraulic calculations, certified by a RPEQ, for the proposed stormwater swale within Stage 2 in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>.</p>	<p>a) Prior to commencement of works for Stage 2</p>

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	<p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council</p>	<p>b) Prior to survey plan endorsement for Stage 2</p> <p>c) Prior to survey plan endorsement for Stage 2</p>
20.	<p>Compliance Assessment – Stormwater Management (Quantity)</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed engineering design supported by hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>, the following endorsed documents:</p> <ul style="list-style-type: none"> - <i>Flood Assessment and Stormwater Management Plan - V04, dated 27 September 2019 and prepared by Water Technology; and</i> <p>b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
21.	<p>Street Lighting</p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by an RPEQ to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDI detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to commencement of works for each stage</p>

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	<p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.</p>	<p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
22.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDI either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</p>	Prior to survey plan endorsement for the relevant stage
23.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSDI documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within each stage of the proposed subdivision.</p>	Prior to survey plan endorsement for the relevant stage
24.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DSDI a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to survey plan endorsement for the relevant stage
25.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement for the relevant stage
Landscaping and Environment		
26.	<p>Streetscape Works – Excluding Stages 2 and 4</p> <p>a) Submit to EDQ Development Assessment, DSDI, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in</p>	a) Prior to commencement of works for the relevant stage

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	<p>accordance with the approved plans for all streetscape works, excluding stages 2 and 4.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; footpath treatments; location and types of streetscape furniture; location and size of stormwater treatment devices; and street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>Where for the road reserve adjoining the neighbourhood park and lots 1001-1007, the design of the roadway is to provide a seamless integration with the neighbourhood park.</p> <p><i>Note: For any non-standard assets, confirmation of acceptance by the future asset owner must also be provided.</i></p> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
27.	<p>Compliance Assessment – Streetscape Works – Stages 2 and 4</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans for streetscape works within stages 2 and 4.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; footpath treatments; location and types of streetscape furniture; location and size of stormwater treatment devices; and street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; 	<p>a) Prior to commencement of works for stages 2 and 4</p>

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	<p>Where for the pedestrian links between road 5 and Mountain Ridge Road, in addition to the above, the following must also be provided:</p> <ul style="list-style-type: none"> f) street lighting that manages light spillage into adjoining residential properties and into Lot 4 on RP133387 for fauna management <ul style="list-style-type: none"> b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA. 	<ul style="list-style-type: none"> b) Prior to survey plan endorsement for stages 2 and 4 c) Prior to survey plan endorsement for stages 2 and 4
28.	<p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with the Landscape Master Plan prepared by SLR, document no. 620.V13637 Issue 005, dated 22/12/2024 and the endorsed context plan, generally documenting the following: <ul style="list-style-type: none"> i. existing contours or site levels, services and features; ii. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. location of shared paths; v. locations of electricity and water connections to parks; vi. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vii. details and locations of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; viii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; ix. public lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; x. management of biodiversity outcomes generally in accordance with the approved Natural 	<ul style="list-style-type: none"> a) Prior to commencement of works for the relevant stage

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	<p>Environment Site Strategy, document number 7534 Revision B, dated 13/02/2019 and prepared by Saunders Havill Group.</p> <p>xi. dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI, 'As Constructed' plans and asset register in a format acceptable to Council certified by AILA.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
29.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDI an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement and monitor the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
30.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDI an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional generally in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0</i>.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

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31.	<p>Compliance Assessment – Acoustic Treatment along Mountain Ridge Road and Pebble Creek Entry Road</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment an amended noise impact assessment report generally in accordance with PDA Guideline No. 13 – Engineering Standards (Acoustic treatments).</p> <p>The amended report shall identify suitable noise mitigation measures for the properties affected by traffic noise from Mountain Ridge Road and Pebble Creek entry road, taking into consideration the endorsed retaining wall heights and finished lot levels identified in the endorsed functional layouts required by Conditions 10 and 12 of this approval.</p> <p>b) Submit to EDQ Development Assessment, DSDI detailed engineering plans, certified by a RPEQ, for the noise mitigation measures recommended by the endorsed noise impact assessment report required under part a) of this condition.</p> <p>c) Construct the noise mitigation measures generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI ‘as-constructed’ plans and an asset register, certified by a RPEQ, of the works located on public land required under part c) of this condition.</p>	<p>a) Prior to commencement of site works for any stage north of Flagstone Creek</p> <p>b) Prior to commencement of site works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
32.	<p>Bushfire Management and Mitigation</p> <p>a) Carry out the works required for bushfire management and mitigation generally in accordance with the approved Bushfire Management Plan, prepared by Bushfire Risk Reducers, document no. 004.02.19, dated 20 January 2020;</p> <p>b) Submit to EDQ Development Assessment, DSDI verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
33.	<p>Vegetation Clearing</p> <p>a) Submit to EDQ Development Assessment, DSDI a Vegetation Management Plan and Fauna Management Plan in accordance with the Significant Biodiversity Assessment Report, prepared by Saunders Havill Group, document no 9534, dated 23 January 2020.</p>	<p>a) Prior to the commencement of vegetation clearing</p>

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	<ul style="list-style-type: none"> b) Undertake vegetation clearing generally in accordance with the Vegetation Management Plan and Fauna Management Plan submitted under part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (ADF Level 5). d) Submit to EDQ Development Assessment, DSDI written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition. 	<ul style="list-style-type: none"> b) As indicated c) At all times d) Within 3 months of completion of clearing
34.	<p>Vegetation Clearing Offsets</p> <p>For remnant vegetation containing endangered regional ecosystems or koala habitat areas to be cleared as identified on the approved Significant Biodiversity Assessment Report, prepared by Saunders Havill Group, document no 9534, dated 23 January 2020:</p> <ul style="list-style-type: none"> a) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012; or <p>If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012:</p> <ul style="list-style-type: none"> b) Submit to EDQ Development Assessment, DSDI 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 July 2012. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDI confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. <p>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.</p>	<ul style="list-style-type: none"> a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing

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35.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
36.	Landscape interface buffer a) Establish a 4m deep landscaped interface buffer in the locations shown on the approved <i>Flourish Plan of Development</i> , prepared by Saunders Havill Group, dated 04 April 2024 and planted in accordance with the approved Pebble Creek Landscape Interface Buffer - Planting Schedule (Sheets 1 and 2), prepared by SLR, dated 07/11/18. b) Maintain the landscape interface buffer, including weeding and pest management until survey plan endorsement for the relevant stage. c) Provide AILA certification that the landscape interface buffer for the relevant stage meets the requirements under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) As indicated c) Prior to survey plan endorsement for the relevant stage
Surveying, Land Dedications and Easements		
37.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDI that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
38.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee lots 800, 9000, 9001, 9002, 9003 and 9004 for park and open space purposes.	Prior to the works in these lots being accepted as off-maintenance
39.	Easements over Infrastructure Public utility easements must be provided, in registrable form, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets (if required by the authority which ultimately is to take over the asset). The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
40.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of <i>Land Title Act 1994</i> and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section	At or prior to survey plan endorsement for the relevant stage

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	<p>94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or <p>Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one (1) or more of the above purposes (but only where those relevant circumstances will exist).</p> <p><i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i></p>	
41.	<p>Small lot development easements for lots not capable of Application of High Density Development Easements.</p> <p>If a lot is larger than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).</p>	At or prior to survey plan endorsement for the relevant stage
Infrastructure Contributions		
42.	<p>Koala Habitat Management</p> <p>Pay to MEDQ, \$150 for each residential lot approved to contribute towards koala management in the region.</p>	Prior to survey plan endorsement for the relevant stage
43.	<p>Infrastructure Charges</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original 	In accordance with the IFF

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	decision date – in accordance with the IFF in force at the time of the payment.	
Operational Works for Advertising Devices Conditions		
General		
44.	<p>Compliance Assessment - Advertising Devices</p> <p>a) Where not exempt development under the approved Plan of Development, submit to EDQ Development Assessment, DSDI for compliance assessment plans/supporting information for advertising devices generally in accordance with the approved Concept Plan prepared by Saunders Havill Group dated 02 April 2024.</p> <p>The plans and/supporting information must detail the following:</p> <ul style="list-style-type: none"> i. site location ii. signage design including dimensions, elevations and materials <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p> <p>b) Construct advertising devices generally in accordance with the approved Plan of Development and part a) of this condition.</p> <p>c) Unless otherwise agreed to in writing by EDQ Development Assessment, DSDI, all advertising devices nominated on the approved Concept Plan prepared by Saunders Havill Group dated 02 April 2024 and in accordance with the POD, are not permitted to remain longer than 10 years from the date of approval.</p>	<p>a) Prior to the commencement of works</p> <p>b) Ongoing</p> <p>c) As indicated</p>
PDA Development Conditions - Plan of Development (POD)		
General		
45.	<p>Carry out the approved development - POD</p> <p>Carry out the approved development generally in accordance with the approved Plan of Development.</p>	Prior to commencement of use and to be maintained
46.	<p>Compliance Assessment - Plans/supporting information – POD (Sales Office)</p> <p>Submit to EDQ Development Assessment, DSDI for compliance assessment plans/supporting information for the sales office where greater than 150sqm.</p> <p>The plans and/supporting information must detail the following:</p> <ul style="list-style-type: none"> i. site location ii. building height iii. gross floor area and site cover iv. interface with adjoining lots 	Prior to commencement of building works for a sales office

PDA Development Conditions		
	<ul style="list-style-type: none"> v. building design including elevations and materials vi. on-site parking and servicing arrangements vii. landscaping <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p>	
46A.	<p>Compliance Assessment – Plans/supporting information – POD (Multiple Residential)</p> <p>a) For lots identified as a Multiple Residential and comprising 2 or more multiple residential dwellings on the approved Plan of Development, submit to EDQ Development Assessment, DSDI, for compliance assessment, plans/supporting information.</p> <p>The plans and supporting information must detail the following as applicable:</p> <ul style="list-style-type: none"> i. site location; ii. lot size and configuration; iii. building height; iv. plot ratio, gross floor area, and site cover; v. number of dwelling units and bedrooms; vi. interface with adjoining dwellings; vii. building design including elevations and materials; viii. on-site landscaping; ix. traffic engineering report addressing vehicular access, on-site parking and servicing arrangements; x. engineering services report; xi. site-based stormwater management plan; xii. compliance with the applicable Plan of Development <p>The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p>	<p>a) Prior to commencing of building works.</p> <p>b) Prior to commencement of use and to be maintained.</p>
47.	<p>Infrastructure Charges</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; <p>or</p>	<p>In accordance with the IFF</p>

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| | <ul style="list-style-type: none">- where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. | |
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STANDARD ADVICE

Please note that in order 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 ****

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