

Our ref: DEV2022/1354

17 June 2024

Mirvac Queensland Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Liam Martin
Level 32, 300 Gorge Street
BRISBANE QLD 4000

Email: lmartin@urbis.com.au

Dear Mr Martin

S89(1)(a) Approval of PDA Development Application

PDA Preliminary Approval for Material Change of Use for shop, business, health care services, indoor sport and recreation, fast food premises, food premises, shopping centre and park in accordance with design guidelines, and Reconfiguring a Lot for 1 lot into 3 lots at Teviot Road, Greenbank described as Lot 9003 on SP330384

On 17 June 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 Gabrielle Shepherd, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will assist.

Yours sincerely



Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9003	SP330384
PDA development application details		
DEV reference number	DEV2022/1354	
'Properly made' date	24 January 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	Preliminary approval for shop, business, health care services, indoor sport and recreation, fast food premises, food premises, shopping centre and park in accordance with design guidelines; and development permit for reconfiguring a lot for 1 lot into 3 lots	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date	17 June 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Gabrielle Shepherd, Principal Planner	
Manager	Brandon Bouda, A/Director	
Engineer	Xi Gan, Director	
Delegate	Jeanine Stone, Project Director	

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.	Neighbourhood Hub Management Plan, prepared by Urbis	Project No ND1309, Drawing No NHP-01, Rev 5	11/04/2024 amended in red on 14/06/2024
2.	Neighbourhood Hub Management Plan, prepared by Urbis	Project No ND1309, Drawing No NHP-02, Rev 5	11/04/2024 amended in red on 14/06/2024
3.	Design Guidelines Everleigh Town Centre, prepared by Mirvac	722-0029-00-U-01-DR02 Rev 15	04/04/2024 amended in red on 14/06/2024
4.	Design Guidelines Everleigh Town Centre, prepared by Mirvac	722-0029-00-U-01-DR02 Rev 15 Sheet 2	04/04/2024 amended in red on 14/06/2024
5.	Neighbourhood Centre – Centre Access Road Cross-sections, prepared by Urbis	Version 1	3 June 2024
Supporting Documents			
6.	Master Plan Teviot Road, Greenbank, prepared by Urbis		25 June 2019

Preamble, abbreviations, and definitions
ABBREVIATIONS AND DEFINITIONS The following is a list of abbreviations utilised in this approval: AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects. CERTIFICATION PROCEDURES MANUAL means the document titled <i>Certification Procedures Manual</i>, prepared by EDQ, dated April 2020 (as amended from time to time). CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply: a) External Authority means a public-sector entity other than the MEDQ; b) Parkland means carrying out operational work related to the provision of parkland infrastructure; c) Roadworks means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works; d) Sewer Works means carrying out any operational work related to the provision of wastewater infrastructure; e) Streetscape Works means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping; f) Stormwater Works means carrying out any operational work related to the provision of stormwater infrastructure; and g) Water Works means carrying out any operational work related to the provision of water infrastructure. COUNCIL means the relevant local government for the land the subject of this approval. DSDILGP means the Department of State Development, Infrastructure, Local Government and Planning. EDQ means Economic Development Queensland. EDQ DA means Economic Development Queensland's – Development Assessment team.

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

EP Act means the *Environmental Protection Act 1994*.

ICID means the {"Yarrabilba PDA" OR "Greater Flagstone PDA"} Implementation Charge Infrastructure Deed {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

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).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

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.

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.

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

PDA Development Conditions – Reconfiguring a Lot

No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan
Construction		
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.	Out of hours work - Compliance Assessment 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	a) Prior to commencing work

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

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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;	a) Prior to commencing work

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. 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.	b) During construction
9.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. 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.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Earthworks and retaining walls		
10.	Earthworks – compliance assessment a) Submit to EDQ DA for compliance assessment detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> The certified earthworks plans are to include: i) Slope of all batters and specific stabilisation method for all batters steeper than 1 in 4; ii) Finish Flood Level (FFL) of the proposed building (if applicable); iii) Bulk earthworks of the bioretention/detention basin downstream iv) a geotechnical soils assessment of the site; v) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; vi) include the location and finished surface levels of any cut and/or fill; vii) detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; viii) details of any areas where surplus soils are to be stockpiled; ix) detail of 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;	a) Prior to commencing earthworks

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11.	Retaining walls - compliance assessment a) Submit to EDQ DA for compliance assessment, detailed engineering plans, certified by a suitably qualified 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>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); The plans are to include contours and the height of all retaining walls. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to or during earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Roadworks, urban servicing and stormwater management		
13.	Traffic Engineering Report – Compliance Assessment Submit to EDQ DA for compliance assessment an amended Traffic Engineering Report, certified by a RPEQ, addressing the following: i) Amend the neighbourhood centre GFA and allow for 8,000m² GFA medical hub (Department of Health). ii) Include SIDRA assessment and phasing plan. iii) Pedestrian crossing on all legs of the intersection at Anderson Drive/site access signalised intersection.	Prior to commencing site works

PDA Development Conditions – Reconfiguring a Lot		
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	iv) Incorporation of a low mountable concrete island with contrasting colour, acting as a pedestrian refuge to allow for heavy vehicle movement. v) Turn warrant assessment for the left-in left-out on Teviot Road and left-in access on Anderson Drive. vi) Centre access road with a minimum 22 metre wide road reserve is to be generally in accordance with <i>PDA Guideline No. 6 – Centre Access Street</i>: • 7.0m wide carriageway • 2.5m wide parking lanes on both sides • 5.0m wide verge on both sides • Minimum 22.0m overall road reserve width vii) Centre access road with 18 metre wide road reserve is to be generally in accordance with the approved Neighbourhood Centre – Centre Access Road Cross-Sections, prepared by Urbis dated 3 June 2024.	
14.	Roadworks and Intersections – Compliance Assessment a) Submit to EDQ DA for compliance assessment, functional road layout plans for all roads and intersections, including the left-turn only access into the neighbourhood centre, certified by a suitably qualified RPEQ. The certified engineering plans must be designed generally in accordance with: i) The endorsed report under Condition 13 and ii) <i>PDA Guideline No. 13 Engineering standards</i>. iii) The approved Neighbourhood Centre – Centre Access Road Cross-Sections, prepared by Urbis dated 3 June 2024. The functional road layout plans are to include the following: <i>Anderson Drive</i> i) Maintain the 6.0m wide verge width along the full frontage of Anderson Drive. ii) Provide 1.5m wide footpath from Teviot Road signalised intersection to the existing 1.5m wide footpath adjacent to Guroman Drive roundabout, on the northern side of Anderson Drive. iii) Cater for 19m long articulated design vehicle iv) Indicate all truncations of property boundaries. <i>Internal Road</i> i) The functional road layout plan to tie-in with Council works on Teviot Road, including intersection sight distance assessment. ii) Cater for 19m long articulated design vehicle. iii) Indicate all truncations of property boundaries. iv) Provide 2.0m wide front verge (between kerb and footpath) to plant large number of street tree. Provide kerb built-outs to plant large species shade tree. v) Provide passive irrigation for the street trees where possible. b) Submit to EDQ IS, detailed engineering drawings certified by a suitably qualified RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with the endorsed plans required under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing site works b) Prior to commencing road works c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	d) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	d) Prior to survey plan endorsement
15.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16.	Water reticulation – Compliance Assessment a) Submit to EDQ DA for compliance assessment, preliminary design plans, certified by a suitably qualified RPEQ, for the extension of the reticulation water network from Anderson Drive to proposed Lot 813 along the proposed internal road. The certified water reticulation design plans must: i) Be designed in accordance with <i>PDA Guideline No. 13 Engineering standards</i>; and ii) Adequate to supply a proposed 8,000m² GFA medical hub (Department of Health) on Lot 813. b) Submit to EDQ IS detailed water reticulation detailed design plans, certified by a suitably qualified RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the plans endorsed under part a) of this condition. c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing site works b) Prior to commencing water reticulation works c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to survey plan endorsement
17.	Sewerage pump station and rising main – Compliance Assessment a) Submit to EDQ DA for compliance assessment detailed plans and report, certified by a RPEQ, for the sewerage pump station and rising main servicing the development, inclusive of 8,000m² GFA medical hub (Department of Health) and the relevant sub-catchment of Precinct 11. The certified engineering plans must be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. b) Construct works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all sewer infrastructure constructed in accordance with this condition, including an asset register, test results and commission report in accordance with: i) Council's current adopted standards; and ii) SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing site works b) Prior to commencing any use on proposed Lots 812 and 813 c) Prior to commencing any use on proposed Lots 812 and 813
18.	Sewer Reticulation – Compliance Assessment a) Submit to EDQ DA for compliance assessment preliminary design plans, certified by a suitably qualified RPEQ, for the reticulation sewer connecting proposed Lot 812 and Lot 813 to the pump station identified in Condition 17. The certified engineering plans must be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. b) Submit to EDQ IS detailed sewer design plans, certified by a suitably qualified RPEQ, designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the Compliance Assessment endorsed plans under part a) above. c) Construct works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all sewer 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) SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing site works b) Prior to commencing sewer works c) Prior to commencing any use on proposed Lots 812 and 813 d) Prior to commencing any use on proposed Lots 812 and 813

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
19.	Stormwater Management Plan – Compliance Assessment Submit to EDQ DA for compliance assessment, an amended Stormwater Management Plan, certified by a suitably qualified RPEQ, addressing the following: - Refine MUSIC modelling to take into consideration site specific detail. - Include footprint of the detention/bioretenion basin and the proposed drainage reserve lot size. - Maintenance access. - Detailed outlet design, energy dissipator and any works downstream of the detention/bioretenion basin.	Prior to commencing stormwater work
20.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a suitably qualified RPEQ, for stormwater treatment devices designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: - the endorsed plans under Condition 19 above. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
21.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: - the endorsed plans under Condition 19 above. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
22.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
23.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
24.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Landscape and environment		
25.	Streetscape Works – Compliance assessment a) Submit to EDQ DA for compliance assessment detailed streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: i) location and type of street lighting ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; v) street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; and vi) screening of adjoining visible retaining walls along Teviot Road and Anderson Drive b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.	a) Prior to commencing of streetscape works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
26.	Vegetation management and clearing a) Submit to EDQ DA, a vegetation clearing and fauna management plan for the site. b) Undertake vegetation clearing generally in accordance with part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). d) Submit to EDQ DA, written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	a) Prior to commencing clearing works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
27.	Vegetation Clearing Offsets a) Submit to EDQ DA a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation Habitat proposed to be cleared. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; or	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015: c) Submit to EDQ DA a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015. d) Undertake compensatory planting in accordance with c) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ DA confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with part c) of this condition. Note: An Environmental Protection and Biodiversity Conservation Act 1999 (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.	c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
Surveying, land transfers and easements		
28.	Land transfers – State community facilities Transfer, in fee simple, to the State of Queensland (represented by Queensland Health), Lot 813 as shown on the approved plans, for Health services. The lot to be transferred under this condition must be serviced in accordance with the relevant EDQ Infrastructure Charging/Offset Policy.	Prior to the sealing of the 2,500 th lot within the Master Plan area, or as agreed to with the Department of Health.
29.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan
Infrastructure charges		
30.	Municipal & State Charges The applicant will pay the MEDQ the Municipal & State Charges (calculated in accordance with the DCOP).	In accordance with the DCOP
31.	Implementation Charge The applicant will: a) Pay the MEDQ the implementation charge (calculated in accordance with the ICID); OR b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; OR b) In accordance with the DCOP

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
32.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA and DSRCIA) and written evidence that those charges have been paid to the Council; - Or b) If the SRIA and DSRCIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the DCOP and indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; - Or b) In accordance with the DCOP

PDA Development Conditions – Preliminary Approval		
No	Condition	Timing
General		
33.	Carrying out of future development Future MCU applications are to be carried out generally in accordance with the approved Master Plan and Design Guidelines.	Ongoing

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 ****