



Our ref: DEV2017/831/65

12 July 2024

Villa Green Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Julian Kemp
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: julian.kemp@rpsgroup.com.au

Dear Julian

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use (houses and multiple residential) and Reconfiguring a Lot (1 lot into 475 residential lots, new road and open space) with a Plan of Development at Pub Lane, Greenbank, formerly described as Lot 9968 on SP163061

On 12 July 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **part** 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 [Current applications and approvals](#).

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@edq.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	Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9968	SP163061
PDA development application details		
DEV reference number	DEV2017/831/65	
'Properly made' date	11 January 2024	
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	
Description of proposal applied for	- Support pre-construction certification instead of compliance assessment for non-trunk operational works. - Implement a redesign of Stages 14-16 to respond to bushfire and earthworks constraints. - Allow dedication of the area currently occupied by electricity and water supply easements.	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: PDA Development Permit for Material Change of Use (Houses and Multiple Residential) and Reconfiguring a Lot (1 Lot into 475 Residential Allotments, New Road and Open Space) with a Plan of Development	
Original Decision date	19 September 2017	
1 st Change to approval date	31 July 2018	
2 nd Change to approval date	22 November 2018	
3 rd Change to approval date	24 October 2019	
4 th Change to approval date	18 December 2020	

5 th Change to approval date	14 October 2021
6 th Change to approval date	27 January 2022
7 th Change to approval date	12 July 2024
Currency period	15 years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Michael Fallon, Planner
Manager	Brandon Bouda, Manager
Engineer	Ava Jalali, Engineer
Delegate	Amanda Dryden, Delegate

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.	Plan of Subdivision, Overall Allotment Layout - Application 2 (Balance), prepared by RPS	132965 – 15 Rev V	26 June 2024
2.	Plan of Subdivision, Precinct 1 Allotment Layout Application 2 (Balance), prepared by RPS	132965 – 16 Rev V	26 June 2024
3.	Plan of Subdivision Precinct 2 Allotment Layout Application 2 (Balance), prepared by RPS	132965 – 17 Rev V	26 June 2024
4.	Plan of Subdivision Precinct 3 & 4 Allotment Layout Application 2 (Balance), prepared by RPS	132965 – 18 Rev V	26 June 2024
5.	Plan of Development Precinct 1 Allotment Layout Application 2 (Balance), prepared by RPS	132965 – 23 Rev V	26 June 2024
6.	Plan of Development Precinct 2 Allotment Layout Application 2 (Balance), prepared by RPS	132965 – 24 Rev V	26 June 2024
7.	Plan of Development Precinct 3 & 4 Allotment Layout Application 2 (Balance), prepared by RPS	132965 – 25 Rev V	26 June 2024
8.	Covella Landscape Master Plan – Pub Lane – Greenbank – Landscape Concept Design, prepared by Saunders Havill Group	11869 Issue I	June 2024
9.	Typical Road Sections prepared by Egis	16-002518-109 Issue H	28 May 2024
10.	Bulk Earthworks Key Plan prepared by Egis	21-000066 SK00 Rev 4	27 June 2024
11.	Bulk Earthworks Layout Plan Sheet 1 prepared by Egis	21-000066 SK01 Rev 3	22 May 2024
12.	Bulk Earthworks Layout Plan Sheet 2 prepared by Egis	21-000066 SK02 Rev 3	22 May 2024
13.	Bulk Earthworks Layout Plan Sheet 3 prepared by Egis	21-000066 SK03 Rev 3	22 May 2024
14.	Bulk Earthworks Layout Plan Sheet 4 prepared by Egis	21-000066 SK04 Rev 4	12 June 2024

15.	Bulk Earthworks Layout Plan Sheet 5 prepared by Egis	21-000066 SK05 Rev 4	27 June 2024
16.	Bulk Earthworks Site Section Key Plan prepared by Egis	21-000066 SK06 Rev 4	27 June 2024
17.	Bulk Earthworks Site Sections Sheet 1 prepared by Egis	21-000066 SK07 Rev 3	22 May 2024
18.	Bulk Earthworks Site Sections Sheet 2 prepared by Egis	21-000066 SK08 Rev 3	22 May 2024
19.	Bulk Earthworks Site Sections Sheet 3 prepared by Egis	21-000066 SK09 Rev 3	22 May 2024
20.	Retaining Wall Layout Plan Sheet 1 prepared by Egis	21-000066 SK10 Rev 3	22 May 2024
21.	Retaining Wall Layout Plan Sheet 2 prepared by Egis	21-000066 SK11 Rev 3	22 May 2024
22.	Retaining Wall Layout Plan Sheet 3 prepared by Egis	21-000066 SK12 Rev 3	22 May 2024
23.	Retaining Wall Layout Plan Sheet 4 prepared by Egis	21-000066 SK13 Rev 3	22 May 2024
24.	Retaining Wall Layout Plan Sheet 5 prepared by Egis	21-000066 SK14 Rev 4	27 June 2024
25.	Bushfire Hazard Assessment and Mitigation Plan prepared by Bushfire Protection Systems	Version 2	4 December 2023
Plans and documents previously approved on 14 October 2021		Number	Date
1.	Traffic Engineering Assessment prepared by TTM	21BRT0294	21 July 2021
2.	Revised Road and Rail Noise Assessment for Stages 4-26 prepared by Renzo Tonin	QC329-01F101	24 September 2021
3.	Teviot Village - Concept Stormwater Management Plan and Flood Investigation	16-002518-02C, Issue C	22 July 2021
Plans and documents previously approved on 4 June 2021		Number	Date
1.	Covella – Ultimate Water Supply Service Strategy prepared by Calibre Consulting	SK2900 Rev A	04.11.2020
2.	Covella – Proposed Ultimate Wastewater Service Strategy prepared by Calibre Consulting	16-002518-WW002 Rev B	17.12.2016
Plans and documents previously approved on 18 December 2020		Number	Date
1.	Offset Works Plan, prepared by Calibre Consulting	15-003700-SK01 Issue L	18.08.20
2.	Water Precinct Network Plan Technical Memorandum, prepared by Calibre Consulting	16-002518-WTM02- Rev 3	24 November 2020
Plans and documents previously approved on 20 September 2017		Number	Date
1.	Bushfire Risk Hazard Analysis, Prepared by Devecó	Revision LR1.0	14.12.16 (as amended in red date 12 September 2017)
2.	Traffic Engineering Assessment prepared by TTM	16BRT0679	25 January 2017

3.	Villa Green Teviot Village Functional Layout Plan prepared by Calibre Consulting	16-002518-110	29.11.16
4.	Noise Assessment Balance Lots prepared by Renzo Tonin Ron Rumble	QA900-02F02 Teviot Downs-Balance Lots (r2)	23 January 2017
5.	Teviot Village Water and Wastewater Network Analysis	16-002518.01, Issue B	15.05.17

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications		Number	Date
Endorsed Overarching Site Strategies			
1.	Ecological Sustainability and Innovation Overarching Site Strategy	PR06493-1, version 2	23 May 2016 (endorsed 1 June 2016)
2.	Community Development Overarching Site Strategy	PR06493-1, version 2	23 May 2016 (endorsed 1 June 2016 and as amended in red dated 01 Jun 2016)
3.	Housing Diversity and Affordability Overarching Site Strategy	PR06493-1, version 2	23 May 2016 (endorsed 1 June 2016 and as amended in red dated 31 May 2016)

Preamble, Abbreviations, and Definitions

PREAMBLE

For the purposes of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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

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.

ICOP means the Infrastructure Charges Offset Plan (September 2012) as amended or replaced 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).

IFFCOA means Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012) as amended or replaced 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.
- 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.

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.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
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 each sub-stage
2.	Compliance Assessment – Variation to the Plan of Development and Plan of Subdivision Submit to EDQ Development Assessment for compliance assessment variations to the approved Plan of Development and/or Plan of Subdivision, where the variations only relate to: i. proposed lot typology, when there is no further increase in the number of the approved lots; ii. location of built to boundary wall or driveway; iii. inclusion of a pad mount transformer; iv. minor variations to the road network (including truncations), subject to the following: a. the classification of the road is not varied; b. any change to a road location does not result in a new intersection within 50m of another intersection; c. any change does not result in a block length of more than 200m d. any change does not result in additional cul-de-sacs. v. Alterations to stage boundaries or inclusion of sub-staging, where a park being created is not in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it. vi. Minor variations to the boundaries or shape of the park, subject to the following: a. The size of the park does not vary by +/- 5% b. No change to the location and classification of the proposed park are made; and c. Minimum park sizes and embellishments under <i>EDQ Guideline No. 12 – Park Planning and Design</i> are met. Advisory Note: Where a variation to the Plan of Development or Plan of Subdivision does not meet the above criteria, or is made after a lot has been sold in the stage subject to the	Prior to the first lot being sold in the relevant stage

	variation, a change application pursuant to section 99 of the Economic Development Act 2012 will be required to be lodged with EDQ for assessment.	
3.	Certification of Operational Works All operational works undertaken in accordance with this approval must 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>
4.	Street Naming Submit to EDQ Development Assessment a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
5.	Early Provision of public transport (bus) a) Unless a relevant infrastructure agreement provides to the contrary or until a Translink public transport (bus) service is delivered and operational within the vicinity of the development, subsidise an interim (for five years or until the fare box income exceeds 30% of running costs, whichever is sooner) public transport (bus) service in accordance with an endorsed strategy. b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport services that connect to an existing local network (ii) timeframes for bus services including peak times and all other times and (iii) cost to deliver the bus services. Advisory Note: With the agreement of the EDQ, the cost of the subsidy may be offset against the relevant municipal charge as set out in the Infrastructure Funding Framework.	To commence prior to occupation of the 200th residential lot on parent Lot 9968 on SP163061
6.	Construction Management Plan a) Submit to the EDQ a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the	a) Prior to commencement of site works

	construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) During site works and prior to survey plan endorsement
7.	Easements over infrastructure Public utility easements must be provided at no cost to the grantee over infrastructure located in private land that becomes contributed assets. 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
8.	Land Dedications Any land dedicated for public use to <i>Logan City Council</i> must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register.	Prior to dedication of land.
9.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the approved plan of subdivision.	Prior to survey plan endorsement for each stage
10.	Pre-Construction Certification No work shall commence until the EDQ Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of site works for each stage
11.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	At survey plan endorsement for each stage
Infrastructure charges and other financial obligations		
12.	Municipal charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the municipal charge as set out in the Infrastructure Funding Framework (July 2017) (IFF) as amended or replaced from time to time. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF

	b) The municipal infrastructure is that set out in conditions 5, 19, 20, 26, and 32 (where for linear open space and where it meets EDQ's current policies and criteria for linear open space, and offsets), of this Approval and identified in the approved Offset Works Plan, Drawing Number 15-003700-SK01, Rev L, dated 18.08.20). c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	
13.	State Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the state charge as set out in the Infrastructure Funding Framework (July 2017) (IFF). The charge will be calculated in accordance with the IFF (July 2017) and indexed to the date of payment.	As required by the IFF
14.	Sub-regional charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the sub-regional infrastructure charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. b) The sub-regional infrastructure is that set out in condition 36 (where for Pub Lane / Teviot Road Intersection only) and identified in the approved Offset Works Plan, Drawing Number 15-003700-SK01, Rev L, dated 18.08.20 (excluding the Pub Lane / Primary Access Road Intersection and Pub Lane / Eastern Access Road Intersections). c) Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Greater Flagstone UDA.	As required by the IFF
15.	Implementation charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the implementation charge as set out in the Infrastructure Funding Framework (July 2017) (IFF) as amended or replaced from time to time. The charge will be calculated in accordance with the IFF and indexed to the date of payment. b) The Implementation works are those identified in the endorsed: i. Ecological Sustainability and Innovation Overarching Site Strategy ii. Community Development Overarching Site Strategy. c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with	As required by the IFF

	the Infrastructure Funding Framework Crediting and Offset Arrangements (IFFCOA) and ICOP.	
16.	Catalyst infrastructure a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the EDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the Infrastructure Funding Framework (July 2017) (IFF) as amended or replaced from time to time. and indexed to the date of payment. b) These payments may be offset against the municipal charge as set out in the IFF. <i>Advisory note: Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	As required by the ICOP and IFF
17.	Koala habitat obligations Pay to the EDQ \$150 for each dwelling approved to contribute towards koala management in the region in accordance with EDQ Guideline No17 <i>Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs.</i> <i>Advisory note: For subsequent operational works application for vegetation clearing, submit to the EDQ for endorsement, documentation that shows the detailed extent of proposed clearing and associated monetary contribution or compensatory planting as set out in EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba UDAs dated July 2012. To ensure development contributes towards the achievement of a net increase in bushland koala habitat in the region the following monetary figures apply:</i> <i>a) For land mapped as having high, medium or low values bushland habitat proposed to be cleared - \$15,000 for each hectare cleared</i> <i>b) For land mapped as having high to medium value suitable for rehabilitation habitat types - \$5000 for each hectare cleared or \$920 per non-juvenile koala habitat tree cleared.</i>	Prior to survey plan endorsement for each stage
Engineering		
18.	Compliance Assessment – Water Internal a) Submit to EDQ Development Assessment for compliance assessment a Water Precinct Network Plan generally in accordance with the Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17 and the Water Precinct Network Plan Technical Memorandum prepared by Calibre Consulting document no. 16-002518-WTM02-Rev 3 dated 24 November 2020. The Water Precinct Network Plan shall include the following: - updated infrastructure sizes based on the current Council's Desired Standard of Service; - pressure data and pressure management outcomes - conceptual design of booster pumps and PRV configuration	a) Prior to the commencement of works for the first stage

	iv. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development; v. layout of proposed district metering areas in accordance with Council's requirements b) Submit to EDQ Development Assessment detailed water reticulation design plans, pre-construction certified by a RPEQ, generally in accordance with <i>EDQ Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Water Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
19.	Compliance Assessment - Sewer Internal a) Submit to EDQ Development Assessment for compliance assessment a Sewerage Precinct Network Plan in general accordance with the Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. The Sewerage Precinct Network Plan shall include the following: i. preliminary plans and longitudinal sections, for any control and trunk sewers; ii. extension of the internal sewerage network up to the upstream boundaries of the development site to make provision for the connection of upstream properties; iii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment detailed sewerage reticulation design plans, pre-construction certified by a RPEQ, generally in accordance with <i>EDQ Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Sewerage Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

20.	Compliance Assessment - Sewer Pump Station and Rising Main a) Submit to EDQ Development Assessment for compliance assessment a detailed report and design plans certified by RPEQ for the proposed pump station and rising main to service the development generally in accordance with EDQ Guideline No. 13 Engineering standards – Sewer and Water; and i. Water and Wastewater Network Analysis prepared by Calibre Consulting, document no. 16-002518.01, Issue B dated 15.05.17. b) Construct the pump station civil works generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the rising main and pump station mechanical and electrical works generally in accordance with the endorsed plans required by part a) of this condition. d) Submit to EDQ Development Assessment ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with council current adopted standards. e) Where, the sewer pump station is not commissioned by 30 June 2020, pay the costs for the tankering operations incurred by Council from 1 July 2020 until the sewer pump station reaches on-maintenance.	a) Within 6 months from the survey plan endorsement of the first stage or as otherwise agreed to in writing by EDQ Development Assessment b) Prior to 30 October 2019 c) Prior to 31 October 2020 d) Prior to 31 October 2020 e) Within 30 days from the receipt of Council's invoice
21.	Compliance Assessment - Greenbank Temporary Sewage Treatment and Disposal Facility Unless a relevant infrastructure agreement provides the contrary: a) Submit to EDQ Development Assessment for compliance assessment detailed design plans and reports for a temporary sewage treatment and disposal facility certified by a RPEQ to service development generally in accordance with the relevant Council standards and i. the Logan South Wastewater Servicing Strategy report, prepared by Cardno dated 27 May 2016. b) Submit to EDQ Development Assessment evidence that the Greenbank Temporary Sewage Treatment and Disposal Facility is constructed generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment ‘as-constructed’ plans, asset register, pressure, structural and test results in accordance with the Council's current adopted standards. Advice Note: The reasonable costs for the design and construction of the Temporary Stage Treatment and Disposal Facility required by this condition will be reimbursable from the Sub-Regional Charges	a) Prior to 31 March 2019 b) Prior to 30 September 2019 c) Prior to 30 September 2019

22.	Tankering of Wastewater Prior to the completion and commissioning of the Greenbank Temporary Sewage Treatment and Disposal Facility the following is required: a) Enter into a tankering agreement with Council for the collection and disposal of wastewater for any lots created; and b) Maintain the tankering agreement required by part a) of this condition until the Greenbank Temporary Sewage Treatment and Disposal Facility is commissioned. <i>Advice Note: The reasonable costs of tankering the sewage in accordance with the tankering agreement required by this condition will be offsetable against the Sub-Regional Charges for a maximum period of 12 months after the sealing of the first stage or as otherwise agreed to in writing by EDQ Development Assessment.</i>	a) Prior to survey plan endorsement for the first stage b) As indicated
23.	Stormwater (Quantity and Quality) a) Submit to the EDQ Development Assessment, designs and hydraulic calculations for the proposed stormwater drainage system (quality and quantity) pre-construction certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with PDA Guideline No. 13 – Engineering Standards, Teviot Village – Concept Stormwater Management Plan and Flood Investigation 16-002518-02C dated 22 July 2021 b) Construct works in accordance with part a) of this condition. c) Submit to the EDQ Development Assessment "As Constructed" plans including an asset register, in a format acceptable to Logan City Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to the commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
24.	Filling and Excavation a) Submit to the EDQ Development Assessment; i. Where generally in accordance with Bulk Earthworks Layout Plan Sheets 1 to 5, drawing numbers 21-000066 SK01 – SK05 for pre-construction certified by a RPEQ; or ii. Where not i. above, for compliance assessment endorsement certified by a RPEQ; an Earthworks Management Plan detailing as appropriate, the following: i. The height and location of all retaining walls; ii. The cut/fill limit of possible earthworks; iii. Stability of any embankments exceeding a slope of 1:2.	a) Prior to the commencement of site work for each stage

	b) Submit certification to the EDQ Development Assessment by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters exceeding a slope of 1:2 and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798-1996 Guidelines on Earthworks for Commercial and Residential Developments Level 1 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	b) Prior to survey plan endorsement for each stage
25.	Soil Erosion and Sediment Control a) Submit to the EDQ Development Assessment an Erosion and Sediment Control (E&SC) Program pre-construction certified by a Registered Professional Engineer Queensland (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) generally in accordance with the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of site works for each stage b) At all times during construction works
26.	Roads Internal a) Submit to the EDQ Development Assessment road engineering design/ construction drawings pre-construction certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the following approved plans: i) Cross-sections shall generally be in accordance with Typical Road Sections, Drawing No. 16-002518-109 Issue H dated 28 May 2024 and Streetscape - Typical Road Treatment, Covella Landscape Master Plan, 11869 Issue I dated June 2024;- ii) Laneways shall be designed in accordance with <i>EDQ Practice Note No.12 Rear Lanes: design and development</i>; iii) Crossings of retained riparian corridors is to be in accordance with <i>Fauna Sensitive Road Design Manual (Vol2)</i> prepared by Department of Transport and Main Roads. b) Construct the road works generally in accordance with part a) of this condition and <i>Logan City Council</i> adopted standards. c) Submit to the EDQ Development Assessment 'as constructed' in a format acceptable to <i>Logan City Council</i> drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	a) Prior to the commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

27.	Pub Lane/Eastern Access Road Intersection a) Submit to the EDQ Development Assessment for endorsement detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for the intersection of Pub Lane and the Eastern Access Road as identified in the Villa Green, Teviot Village Functional Layout Plan 16-002518-110 dated 29/11/16 in accordance with Austroads and Logan City Council adopted standards. b) Construct the road works generally in accordance with part a) of this condition c) Submit to the EDQ Development Assessment 'As-constructed' plans including an asset register, in a format acceptable to <i>Logan City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of relevant works b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement of the relevant stage
28.	Road Closures and Openings In situations 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 an approved traffic management plan, until the road works are accepted "On Maintenance", or unless otherwise directed by the assessing authority.	Prior to survey plan endorsement for each stage
29.	Pedestrian / cycle network a) Submit to the EDQ Development Assessment detailed engineering plans for the pedestrian / cycle network pre-construction certified by a RPEQ generally in accordance with the Pedestrian Linkage Plan, Covella Landscape Master Plan, 11869 Issue I dated June 2024 and the relevant Austroads standards. b) Construct the works in accordance with part a) of this condition. c) Submit to the EDQ Development Assessment 'as constructed' plans including an asset register, in a format acceptable to Logan City Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
30.	Street Lighting 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 and neighbourhood and district parks.	a) Prior to survey plan endorsement for each stage

	The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: - Submit to EDQ Development Assessment 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>'. - Install the lighting generally in accordance with the certified plans required under part b) of this condition. - Submit to EDQ Development Assessment 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	- Prior to commencement of works for each stage - Prior to survey plan endorsement for each stage - Prior to survey plan endorsement for each stage
31.	Streetscape Works - Submit to the EDQ Development Assessment; - Where in accordance with Council's standards, for pre-construction certified by a suitably qualified urban design/landscape architect and/or RPEQ or - Where involving variations from Council's standards, for compliance assessment certified by a suitably qualified urban design/landscape architect and/or RPEQ; streetscape plans detailing proposed works generally in accordance with the following: - Streetscape Typical Road Treatment, Covella Landscape Master Plan, 11869 Issue I dated June 2024 - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades - appropriate footpath location - street tree location and species (both existing and new), the ground preparation works and monthly maintenance plan - road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) - AS/NZS 1158.3.1; 2005 Lighting for roads and public spaces - Pedestrian (Cat P)	Prior to commencement of works on site for each stage

	b) Undertake the works in accordance with the streetscape works required under part (a) of this condition. c) Submit to the EDQ Development Assessment written certification, “as constructed” plans and asset register in a format acceptable to <i>Logan City Council</i> demonstrating compliance with this condition.	b) Prior to survey plan endorsement for each stage c) Prior to ‘on-maintenance’ commencement for each stage
32.	Landscape Works - Parks and Open Space a) Submit to the EDQ Development Assessment for endorsement, detailed landscape plans and associated embellishments generally in accordance with the applicable EDQ Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following: • All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. • All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. • Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland. • Existing contours and levels and any alteration of the ground levels should include plans, sections and elevations. • Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. • Hard surfaces details including locations, materials and finishes. • The location, details of materials and finishes of all proposed street furniture, storage facilities, signage and lighting. • Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. • All planting including location, species, common name, size, density and number. • Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection • Picnic facilities, park furniture and play equipment including details of types of equipment to be installed. • All surfaces including details of materials and finishes. • location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access. Bollards are to be installed on any shared boundary between a road reserve and neighbourhood recreation / sports parks;	a) Prior to commencement of site works for the relevant stage

	- Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of: 1.2m high if not transparent; and 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed newly created lots and passive surveillance of any parks, public thoroughfares and detention basins. b) Construct landscape works Submit to the EDQ Development Assessment certification from a qualified landscape architect that the works have been constructed in accordance with part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the EDQ Development Assessment that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the EDQ, Principal Engineer to arrange an Off Maintenance inspection.	b) Prior to survey endorsement for the relevant stage c) As indicated d) As indicated
33.	Electricity Submit to the EDQ Development Assessment either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. <i>Note: Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided.</i>	Prior to survey plan endorsement for each stage
34.	Telecommunications Submit to the EDQ Development Assessment, documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision. Provide infrastructure with the development to accommodate NBN services in accordance with NBN Co Limited 'New developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011. <i>Note: Telephone and cable services may be laid in a combined trench with electricity cables,</i>	Prior to survey plan endorsement for each stage

	<i>subject to the approval of the relevant energy provider and the authorised telephone or cable service provider.</i>	
35.	Service Conduits and Mains Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible.	Prior to survey plan endorsement for each stage
Environment Conditions		
36.	Rehabilitation of riparian corridors Submit to the EDQ Development Assessment as part of self-certification of landscaping, a detailed weed management and revegetation proposal plan for the enhancement of the retained riparian corridors.	Prior to survey plan endorsement
37.	Bushfire Buffers In accordance with the recommendations of the Bushfire Risk Hazard Analysis Report, Version LR1.0 prepared by Deveco dated 14.12.16 (as amended in red dated 12 September 2017) ensure: a) a 33m setback is provided between dwellings along the interface with the riparian corridors. Selectively retained mature trees within this setback area, including active linear parkland with managed understory, should represent less than 30% of the natural canopy (FPC) for this site. b) Construct a progressive firebreak in stages in the development of the north eastern portion of the site for stages 20 – 26. For Stage 16, in accordance with the recommendations of the Bushfire Hazard and Mitigation Plan, Version 2 prepared by Bushland Protection Systems dated 04.12.23 ensure: c) An 18m setback is provided between dwellings along the interface with the area of vegetation contiguous with Lot 6 on RP97773, including batters with a managed understorey.	Prior to survey plan endorsement for the applicable stages
38.	Noise Attenuation Stages 3 and 18: In accordance with the Noise Assessment, document number QA900-02F02 Teviot Downs-Balance Lots (r2), dated 23 January 2017 undertake the following: Pub Lane a) Construct a 2.5m high acoustic barrier fence along the southern boundary of Stage 3, as shown on the approved Plan of Subdivision, in-accordance with the submitted report	a) Prior to the first residential occupation of dwellings on proposed lots 1071, 1094, 1095, 1142 to 1145.

	b) Advise all potential purchasers of noise affected lots in writing prior to purchase that further acoustic assessment will be required for high-set dwellings. Rail c) Advise all potential purchasers of noise category 2 affected lots that adjoin the electricity easement, in writing prior to purchase that further acoustic assessment will be required. d) Advise all potential purchasers of noise category 2 affected lots in writing prior to purchase that further acoustic assessment will be required for high-set dwellings. Stages 19, 22 and 23: In accordance with the Revised Road and Rail Noise Assessment for Stages 4-26, document number QC329-01F01 Covella Estate Teviot Downs dated 24 September 2021 undertake the following: Rail a) Advise all potential purchasers of noise category 2 affected lots that adjoin the electricity easement, in writing prior to purchase that further acoustic assessment will be required. b) Advise all potential purchasers of noise category 2 affected lots in writing prior to purchase that further acoustic assessment will be required for high-set dwellings.	b) As indicated c) As indicated d) As indicated
39.	Parkland Dedication Areas identified as Linear Open Space (Active / Conservation), excluding easement corridor, are to be dedicated as public use land (park) to Logan City Council in fee simple as nominated trustee.	Prior to survey plan endorsement of the relevant stage

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 ****