

DEV2012/298

30/05/2013

Wolter Consulting Pty Ltd
PO Box 436
NEW FARM QLD 4005

Dear Mitchell

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT AT ROGHAN ROAD, FITZGIBBON DESCRIBED AS
LOT 5010 ON SP246550.**

On 29 May 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html> insert specific website link.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Matt Toon on 3024 4166.

Yours Sincerely



Patrick Atkinson

Development Assessment Manager

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Fitzgibbon	
Site address	Roghan Road, Fitzgibbon	
Lot on plan description	Lot number	Lot description
	Lot 5010	SP246550
PDA development application details		
MEDQ reference number	DEV2012/298	
Lodgement date	21/06/2012	
Type of application	☒ New development involving:- ☐ Reconfiguring a lot ☐ Development permit	
Description of proposal applied for	Subdivision of 1 into 238 residential lots, parks, new road and balance lots	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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	29 May 2013
Currency period	4 years from decision date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Reconfiguration – Area G	PL1336/G-05-G Sheets 1 to 4	01-06-12
2.	Plan of Reconfiguration – Area G	PL1336/G-05-G Sheets 1 to 4	04-06-12
3.	Plan of Reconfiguration – Area G	PL1336/G-05-G Sheets 1 to 4	04-06-12
4.	Plan of Reconfiguration – Area G	PL1336/G-05-G Sheets 1 to 4	04-06-12
5.	Plan of Development – Area G	ULDA037 DA 02.02 Issue H	07/12/12 (Amended in Red 12 APR 2013)
6.	Fitzgibbon UDA Impacts of Proposed Works Within Carseldine drain Between Areas E2 and G on 100 Year Flood Levels	0541-06-A	20 April 2010
7.	Roadworks Layout Plan Sheet 1 of 3	B12188-SK04 Issue A	02.05.13 (As Amended in Red 15.5.13)
8.	Roadworks Layout Plan Sheet 2 of 3	B12188-SK05 Issue A	02.05.13 (As Amended in Red 15.5.13)
9.	Roadworks Layout Plan Sheet 3 of 3	B12188-SK06 Issue A	02.05.13 (As Amended in Red 15.5.13)
10.	Norris Road & Telegraph Road Intersection Layout Plan	ULDSFCG1 - SK02 Rev B	21/10/11
11.	Stormwater Drainage Layout Plan Sheet 1 of 3	B12188-SK07 Issue A	02.05.13
12.	Stormwater Drainage Layout Plan Sheet 2 of 3	B12188-SK08 Issue A	02.05.13
13.	Stormwater Drainage Layout Plan Sheet 3 of 3	B12188-SK09 Issue A	02.05.13
14.	Sewerage Reticulation Layout Plan Sheet 1 of 3	B12188-SK10 Issue A	02.05.13
15.	Sewerage Reticulation Layout Plan Sheet 2 of 3	B12188-SK11 Issue A	02.05.13
16.	Sewerage Reticulation Layout Plan Sheet 3 of 3	B12188-SK12 Issue A	02.05.13

17.	Water Reticulation Layout Plan Sheet 1 of 3	B12188-SK13 Issue A	02.05.13
18.	Water Reticulation Layout Plan Sheet 2 of 3	B12188-SK14 Issue A	02.05.13
19.	Water Reticulation Layout Plan Sheet 3 of 3	B12188-SK15 Issue A	02.05.13
20.	450 dia Trunk Water Main Deviation Title Sheet	C600 Rev P	
21.	450 dia Trunk Water Main Deviation Locality Plan	C601 Rev L	07.01.11
22.	450 dia Trunk Water Main Deviation Layout - Sheet 1 of 2	C602 Rev O	09.11.10
23.	450 dia Trunk Water Main Deviation Layout - Sheet 2 of 2	C603 Rev P	09.11.10
24.	450 dia Trunk Water Main Deviation Live Connection Details and Sections	C604 Rev Q	05.03.13
25.	450 dia Trunk Water Main Deviation Longitudinal Section	C605 Rev J	03.02.11
26.	450 dia Trunk Water Main Deviation Cross Sections	C606 Rev J	08.02.11
27.	450 dia Trunk Water Main Deviation Air Valve Pit & Thrust Blocks & Culvert Crossings Details	C607 Rev J	08.02.11
28.	Carseldine Drain Locality Plan	B13067 – SK01	05.04.13
29.	Carseldine Drain Layout Plan	B13067 – SK02	05.04.13
30.	Carseldine Drain Sections	B13067 – SK03	05.04.13
31.	ULDA Fitzgibbon Development - Review of Bulk Earthworks for Areas C, E, F & G letter	0541-02-I	15 April 2010
32.	Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G	Rev No. 1	17 March 2010
33.	Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 – Sewer layout plan	January 2009
34.	Proposed Fitzgibbon Chase – “Areas B, C, E and G” Preliminary Environmental Noise Impact Assessment	25850 R08	6 th November 2009
35.	Landscape Concept Plan	SK02 Rev F	03/10/12
36.	Recreation Park Concept Plan	SK03 Rev F	03/10/12
37.	Landscape Concept Plan - Sections	SK04 Rev F	03/10/12
38.	Landscape Concept Plan - Sections	SK05 Rev F	03/10/12
39.	(H) Urban 2 06 (11.0)	ULD037 DA 03.01 issue B	07/12/12
40.	(H) Urban 3 04 (10.5)	ULD037 DA 03.02 issue B	07/12/12
41.	(H) Urban 3 06 (10.5)	ULD037 DA 03.03 issue B	07/12/12
42.	(I) Urban 2 01 (7.5)	ULD037 DA 03.04 issue C	12/12/12

43.	(I) Urban 2 02 (7.5)	ULD037 DA 03.05 issue B	07/12/12
44.	(I) Urban 3 02 (7.5)	ULD037 DA 03.06 issue B	07/12/12
45.	(I) Urban 2 03 (7.5)	ULD037 DA 03.07 issue B	07/12/12
46.	(I) Urban 3 01 (7.5)	ULD037 DA 03.08 issue B	07/12/12
47.	(I) Urban 2 02 (8.5-8.75)	ULD037 DA 03.09 issue B	07/12/12
48.	(I) Urban 3 01 (8.5-8.75)	ULD037 DA 03.10 issue B	07/12/12
49.	(I) Urban 2 02 (7.5)	ULD037 DA 03.11 issue B	07/12/12
50.	(J) Urban 2 07 (7.3-10.7)	ULD037 DA 03.12 issue B	07/12/12
51.	(J) Urban Nano 2 05	ULD037 DA 03.13 issue A	07/12/12
52.	(L) Terrace A 3 01 (8.0)	ULD037 DA 03.14 issue A	07/12/12
53.	(M) Terrace 2 02 (7.5)	ULD037 DA 03.15 issue A	07/12/12
54.	(M) Terrace 3 02 (7.5)	ULD037 DA 03.16 issue A	07/12/12
55.	(M) Terrace 4 02 (7.5)	ULD037 DA 03.17 issue A	07/12/12
56.	(N) Terrace (4.5)	ULD037 DA 03.18 issue A	07/12/12
57.	(O) Nano 3 01 (6.7)	ULD037 DA 03.19 issue B	07/12/12
58.	(P) Nano Left 1 01 (4.7)	ULD037 DA 03.20 issue A	07/12/12

PDA Development Conditions

1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement
2	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant Economic Development Queensland (EDQ) or other approval required by the conditions.	As indicated
3	Construction Management Plan a) Submit to Economic Development Queensland (EDQ) a site based construction management plan that will include but not be 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 Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) - management of groundwater and surface water collection, treatment and disposal - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed - provision for the protection of the adjacent protected	a) Prior to commencement of site works

	bushland during construction activities and Powerlink requirements within respect to works in the vicinity of an electricity easement. 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 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) At all times during site works
4	Protected Vegetation a) Survey and stake all vegetation to be protected during site works in accordance with the approved Landscape Concept Plan SK02 Rev F dated 03/10/12. b) Protect all vegetation located within the vegetation protection area. c) Submit to EDQ written confirmation that parts a) and b) of this condition had been implemented and completed.	a) Prior to commencement of site works b) At all times during construction work c) Prior to survey plan endorsement
5	Fauna Crossing a) Submit to Economic Development Queensland (EDQ) detailed fauna crossing design plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Landscape Concept Plan - Sections Dwg No. SK04 Rev F both dated 03/10/12. b) Construct the works in accordance with the submitted plans from part a) of this condition. c) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with parts a) and b) of this condition	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6	Landscape Works in Park a) Submit to Economic Development Queensland (EDQ) a detailed Landscape Plan certified by a suitably qualified landscape architect (AILA) for improvement works within the proposed parkland generally in accordance with the approved Landscape Concept Plan SK02 Rev F dated 03/10/12, Recreation Park Concept Plan SK03 Rev F dated 03/10/12, Sections SK04 Rev F dated 03/10/12 and Sections SK05 Rev F dated 03/10/12. Also the	a) Prior to commencement

requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards and is to document the following: Existing contours or site levels. ▪ Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or water bodies, retaining walls or batters). New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ 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. ▪ Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Construct the works in accordance with the submitted drawings from part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the EDQ that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period,	b) Prior to survey plan endorsement c) As indicated d) As indicated
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	contact the EDQ, Principal Engineer to arrange an Off Maintenance inspection.	
7	Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" proposed Lots 900, 901 and 902.	Prior to survey plan endorsement
8	Acoustic requirements a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of Lots 15 to 27 in accordance with the recommendations made in Part 7 of the approved report Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6 th November 2009. b) Submit to Economic Development Queensland (EDQ) evidence that further acoustic requirements will be included within future house construction as identified in the approved Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6 th November 2009.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
9	Water - Internal a) Submit to Economic Development Queensland (EDQ) Principal Engineer engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved <i>Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G</i> Rev No. 1 dated 17 th March 2010 and Water Reticulation Layout Plan Sheet 1 of 3 number B12188-SK13 Issue A dated 02.05.13, Water Reticulation Layout Plan Sheet 2 of 3 number B12188-SK14 Issue A dated 02.05.13 and Water Reticulation Layout Plan Sheet 3 of 3 number B12188-SK15 Issue A dated 02.05.13 b) Construct water reticulation in accordance with part a) of this condition c) Submit to EDQ "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with parts (a) and (b) above.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10	Water Trunk a) Construct the Norris Road 450 dia trunk water main deviation in generally accordance with the approved 450 dia Trunk Water Deviation Plans endorsed by Queensland Urban Utilities and prepared by ETS listed below: ▪ Title Sheet number C600 Rev P; ▪ Locality Plan number C601 Rev L dated 07.01.11; ▪ Layout - Sheet 1 of 2 number C602 Rev O dated 09.11.10; ▪ Layout - Sheet 2 of 2 number C603 Rev P dated	a) Prior to survey plan endorsement

	09.11.10; ▪ Live Connection Details and Sections number C604 Rev Q dated 05.03.13; ▪ Longitudinal Section number C605 Rev J dated 03.02.11; ▪ Cross Sections number C606 Rev J dated 08.02.11; ▪ Air Valve Pit & Thrust Blocks & Culvert Crossings Details number C607 Rev J dated 08.02.11; and and in accordance with QUU construction standards. b) Submit to Economic Development Queensland (EDQ) "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part (a) above.	b) Prior to survey plan endorsement
11	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Lot 900 in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i>.	Prior to survey plan endorsement
12	Sewerage reticulation a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed engineering plans certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 – Sewer layout plan dated January 2009 and Sewerage Reticulation Layout Plan Sheet 1 of 3 number B12188-SK10 Issue A dated 02.05.13, Sewerage Reticulation Layout Plan Sheet 2 of 3 number B12188-SK11 Issue A dated 02.05.13 and Sewerage Reticulation Layout Plan Sheet 3 of 3 number B12188-SK12 Issue A dated 02.05.13 to WSA 02-2002 Sewerage Code of Australia V2.3 standards. b) Construct sewerage reticulation in accordance with part a) of this condition. c) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been constructed in accordance with parts a) and b) above.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13	Stormwater Management Submit to Economic Development Queensland (EDQ) Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> ▪ <i>Part C Site Based Stormwater Management Plan</i> ▪ <i>Part B Infrastructure Elements and</i> ▪ <i>Part C Water Quality Management Guidelines.</i>	Prior to the commencement of site works
14	Stormwater System a) Submit to Economic Development Queensland (EDQ)	a) Prior to the

	Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Stormwater Drainage Layout Plan Sheets 1 of 3 number B12188-SK07 Issue A dated 02.05.13, Sheet 2 of 3 number B12188-SK08 Issue A dated 02.05.13 and Sheet 3 of 3 number B12188-SK09 Issue A dated 02.05.13, and Brisbane City Council's Subdivision and Development Guidelines 2008. The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. Where surcharge occurs for the Q2, the stormwater pipe system shall be increased to ensure that no properties are affected by the Q100. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Construct the works in accordance with the detailed plans required by part a) of this condition c) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with parts a) and b) of this condition.	commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
15	Flood Management a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed engineering design plans certified by a Registered Professional Engineer of Queensland (RPEQ) for Carseldine Drain generally in accordance with the following plans • Carseldine Drain Locality Plan number B13067 – SK01 dated 05.04.13; • Carseldine Drain Layout Plan number B13067 – SK02 dated 05.04.13; and • Carseldine Drain Sections number B13067 – SK03 dated 05.04.13. b) Submit to Economic Development Queensland (EDQ)	a) Prior to the commencement of site works b) Prior to the

	Principal Engineer detailed engineering design plans certified by a Registered Professional Engineer of Queensland (RPEQ) for Norris Road Extension Culvert generally in accordance with the approved: • ULDA Fitzgibbon Development - Review of Bulk Earthworks for areas C, E, F & G letter reference number 0541-02-I dated 15th April 2010; and • Fitzgibbon UDA - Impacts of Proposed Works within Carseldine Drain between Areas E2 & G on 100 Year ARI Flood Levels letter reference 0541-06-A dated 20 April 2010. c) Construct the Carseldine drain works in accordance with part a) of this condition. d) Construct Norris Road Extension Culvert in accordance with part b) only after the completion of part c) of this condition. e) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	commencement of site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement e) Prior to survey plan endorsement
16	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of Economic Development Queensland (EDQ).	Prior to survey plan endorsement
17	Filling and Excavation a) Submit to Economic Development Queensland (EDQ) Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's Filling and Excavation Code and Subdivision and Development Guidelines. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm and a minimum height of 200mm above the minimum deck level of the Norris Road Extension culvert crossings in Carseldine Drain in addition to flood immunity requirements as recommended in the approved Fitzgibbon UDA - Impacts of Proposed Works within Carseldine Drain between Areas E2 & G on 100 Year ARI Flood Levels letter reference 0541-06-A dated 20 April 2010. b) Submit to EDQ Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters 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 and any	a) Prior to commencement of works b) Prior to survey plan endorsement

	unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels have complied with part a) of this condition.	
18	Soil Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works b) At all times during site works
19	Roadworks – Internal a) Submit to Economic Development Queensland (EDQ) Principal Engineer drawings of all proposed road works including vehicle parking bays certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved Roadworks Layout Plan Sheet 1 of 3 number B12188-SK04 Issue A dated 02.05.13, Roadworks Layout Plan Sheet 2 of 3 number B12188-SK05 Issue A dated 02.05.13 (As Amended in Red 15.5.13) and Roadworks Layout Plan Sheet 3 of 3 number B12188-SK06 Issue A dated 02.05.13 (As Amended in Red 15.5.13) and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i> . b) Construct the road works in accordance with part (a) of this condition c) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register 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 b) Prior to survey plan endorsement c) Prior to survey plan endorsement
20	Roadworks – Norris Road and Norris / Telegraph Roads Intersection a) Submit to Economic Development Queensland (EDQ) Principal Engineer for compliance endorsement drawings of Norris Road and the Norris Road / Telegraph Road intersection certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the Norris Road & Telegraph Road Intersection Layout Plan ULDSFCG1 - SK02 Rev B dated 21/10/11. <i>Note: Prior to endorsement EDQ will liaise as necessary with the Brisbane City Council.</i> b) Construct the road works in accordance with the endorsed plans from part (a) of this condition c) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the endorsed plans from parts a) of this condition.	
21	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and laneways and to all footpaths/bikeways within road reserves. The design and construction of the street lighting system must: ▪ be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings ▪ meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes Energex's <i>Public Lighting Construction Manual</i>) ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). ▪ be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P) lighting</i> to minimise the impact upon the fauna in the adjacent bushland areas.	Prior to survey plan endorsement
22	Pedestrian Paths a) Submit to Economic Development Queensland (EDQ) detailed footpath design plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the locations shown on the approved Landscape Concept Plan Dwg No SK02 Rev F dated 03/10/12 in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. b) Construct the works in accordance with the approved part a) plans. c) Submit to EDQ Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with parts a) and b) of this condition	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
23	Electricity Submit to Economic Development Queensland (EDQ) Principal Engineer either: a) written evidence demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. ENERGEX) to provide underground electricity services.	Prior to survey plan endorsement
24	Telecommunications	

	Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
25	Broadband Provide to Economic Development Queensland (EDQ) a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
26	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to survey plan endorsement
27	Street Trees a) Submit to Economic Development Queensland (EDQ) a Street Tree Plan. The plan is to include trees to all street frontages at spacing's in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> , or a minimum of one (1) tree per additional allotment, whichever is the greater. b) Provide street trees in accordance with the submitted Street Tree Plan from part a) of this condition. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ that planting is satisfactory. d) Obtain written confirmation from EDQ that the street trees have been maintained to a satisfactory standard.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) As indicated d) At the conclusion of the 12 months maintenance period
28	Pre-Construction Self Certification No work shall commence until Economic Development Queensland (EDQ) 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
29	Post-Construction Self 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	Prior to endorsement of survey plan

	works “as constructed” are in accordance with the approved plans.														
30	Infrastructure Contributions Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The total contribution will be calculated in accordance with the EDQ's <i>Interim Infrastructure Framework</i> (The Framework) at the time of payment. The current applicable charge is: <table><tr><th rowspan="2">Dwelling Type</th><th rowspan="2">Detached dwelling</th><th colspan="3">Per Dwelling Unit</th></tr><tr><th>Small (0-60m² GFA)</th><th>Medium (60m²-100m² GFA)</th><th>Large (+100m² GFA)</th></tr><tr><td>Infrastructure charges</td><td>\$17,992</td><td>\$8,206</td><td>\$11,445</td><td>\$18,840</td></tr></table> Minus any credit where evidence is provided that contributions have already been paid. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.	Dwelling Type	Detached dwelling	Per Dwelling Unit			Small (0-60m ² GFA)	Medium (60m ² -100m ² GFA)	Large (+100m ² GFA)	Infrastructure charges	\$17,992	\$8,206	\$11,445	\$18,840	Prior to endorsement of survey plan
Dwelling Type	Detached dwelling			Per Dwelling Unit											
		Small (0-60m ² GFA)	Medium (60m ² -100m ² GFA)	Large (+100m ² GFA)											
Infrastructure charges	\$17,992	\$8,206	\$11,445	\$18,840											

Advice

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to ‘duty of care’ legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****