

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2016/813/6

Date: 24/03/2026



16.Dec.2025
Ref. No. 21282B.

Place Design Group / DMA Partners

RE: Greenbank Shopping Centre Stage 2

CIVIL WORKS STAGING COMMENTRY

In order to activate portions of Stage 2 works prior to completion of all works Stage 2, we consider the following civil works need to be undertaken as part of Stage 2A, within the nominal 'Stage 2B' or 'Future Stage' areas.

Roadworks & Access

Road construction undertaken for Stage 2A will provide future access to Stage 2B and Lot 8 from Pub Lane and is effectively 'enabling works' for Stage 2. Direct-to-Boot (DTB) expansion access will be over existing Stage 1 pavement

Sewer

The sewer diversion for Stage 2 needs to be undertaken in Stage 2A to provide connection to Stage 2A QSR's and to the existing Stage 1 centre to ensure no disruption during Stage 2B works. This sewer is nominated to be within an Easement in favour of upstream lots. Should the Direct-to-Boot (DTB) expansion require a plumbing connection, it will be connected to existing Stage 1 infrastructure.

Water (Potable and Fire)

The sub staging doesn't impact water supply works as all will be undertaken as part of Stage 2A and extended to Lot 8 and Stage 2B boundaries. The Direct-to-boot expansion will be serviced by existing stage 1 supply.

Stormwater

Stage 2A will require the expansion of the existing detention basin, along with provision of a temporary bund or swale to direct runoff from Stage 2A and portions of Stage 1 to the rear detention basin. Expansion of the detention basin also requires the reconfiguration of the outlet pipes and discharge channel as indicated on DA-C030. Direct-to-Boot (DTB) expansion will utilise existing Stage 1 stormwater systems and discharges to the expanded detention system.

Earthworks

Bulk earthworks for Stage 2B are independent of Stage 2A, other than works to implement the stormwater amendments and to provide cover to new sewer pipe systems

Robert Gray
Civil Associate