

Our ref: DEV-2026-FLA-4730

28 August 2026

Yumba Meta Ltd
c/- Brazier Motti
Attention: Anne Zareh
anne.zareh@braziermotti.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

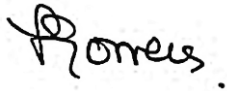
Priority Development Area (PDA):	Oonoonba
PDA Development Type:	Development Permit for Reconfiguring a Lot (47 lots and road), Material Change of Use (houses) and Operational Works (civil works and landscaping)
Property Location:	286 Lakeside Drive/16 Darter Street, Oonoonba
Property Description:	Lot 5000 on SP302846 and Lot 9001 on SP306214

On 28 August 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Townsville City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Oonoonba	
Site address	286 Lakeside Drive/16 Darter Street, Oonoonba	
Lot on plan description	Lot number	Plan description
	Lot 5000	SP302846
	Lot 9001	SP306214
PDA Development Approval details		
DEV Reference No.	DEV-2026-OBA-4730	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Operational work ☐ PDA Preliminary Approval ☒ PDA Development Permit	
Approval details	Development Permit for Reconfiguring a Lot (47 lots and road), Material Change of Use (houses) and Operational Works (civil works and landscaping)	
Decision	EDQ 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	28 August 2026	
Currency Period	6 years for the MCU from the Decision Date 4 years for the RoL from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Proposed Reconfiguration	44063/002, Revision F	Brazier Motti	18 June 2026
2.	Yumba Meta The Village –	250412-L-001 to	Place Design	14 April 2026

	Landscape Documentation	250412-L-013, 250412-L-201 and 250412-L-901, Revision 03	Group	
3	Civil Drawings	ROSE012, Sheet No. C01 to C30, Rev B	LCJ Engineers Pty Ltd	15 April 2026
4	Technical Memorandum – Oonoomba Development – Stages 7C and D – Stormwater Quality Management	N/A	DesignFlow	10/04/2025
Supporting plans and documents				
5	Engineering Report	ROSE012, Rev 2	LCJ Engineers Pty Ltd	10 March 2026
6	Response to Information Request - Flooding	L.30257.002	Water Engineering Partners	23 July 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ 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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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) the Applicant submits items required under a) above to EDQ for Compliance Assessment.

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.

- ii) **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
- iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	Street naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement
Construction of development		
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	Minimum of 10

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	Where out of hours work is proposed, submit to EDQ, 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 .	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 DS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a 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: a) for the provision of safe and functional alternative pedestrian routes, past, through or around the site; b) to mitigate impacts to public sector entity assets, including street trees, on or external to the site; c) for safe and functional temporary vehicular access points and frequency of use; d) for the safe and functional loading and unloading of materials including the location of any remote loading sites; e) for the location of materials, structures, plant and equipment; f) of waste generated by construction activities; g) detailing how materials are to be loaded/unloaded; h) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); i) of employee and visitor parking areas; j) of anticipated staging and programming; k) for the provision of safe and functional emergency exit routes; and l) 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.	a) Prior to commencing work for the relevant sub-stage b) During construction of the relevant sub-stage c) During construction of the relevant sub-stage

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

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	
7.	Erosion and Sediment Management a) Submit to EDQ DS 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: - construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. “Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008), including prescribed water contaminants. - Townsville City Plan SC6.4.7.4 (8) Suppression of dust 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 DS a Traffic Management Plan (TMP), certified by a RPEQ holding a current Traffic Management Design qualification. The TMP must include the following: - provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; - provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; - provision of parking for workers and materials delivery; - risk identification, assessment and identification of mitigation measures; - ongoing monitoring, management review and certified updates (as required); and - traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads 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.	a) Prior to commencing work b) During construction
9.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure, including public utility installations, caused by works carried out in association with the approved development. b) Where existing public infrastructure, including public utility installations, requires 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	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	cost to others and in accordance with statutory requirements and adopted design standards. <i>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.</i>	
10.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - 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 RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	- Prior to commencing earthworks - Prior to survey plan endorsement - Prior to survey plan endorsement
11.	Acid Sulfate Soil Management Plan (ASSMP) a) Where on-site ASS are encountered, submit to EDQ an Acid sulfate soil 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.	- Prior to or during earthworks - Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ 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.	c) Prior to survey plan endorsement
12.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a 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>); iii) located and designed generally in accordance with the approved plans and wholly located within the boundary of the benefitting lot (including footings). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ 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
13.	Roadworks a) Submit to EDQ detailed engineering plans, certified by a RPEQ, for all roadworks, including the closure of the existing access from Lakeside Drive, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) Part 9.3.5 Transport, Access and Parking Code of the Townsville City Plan; and iii) the approved Civil Engineering Plans. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ: 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 RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition.	a) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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 Ergon; ii) be endorsed by Ergon as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Ergon 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. v) Be generally in accordance with Townsville City Plan Part 9.3.5 Transport Impact, Access and Parking Code. 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 Ergon for unmetered supply iv) be endorsed by the relevant ownership authority v) Be generally in accordance with Townsville City Plan Part 9.3.5 Transport Impact, Access and Parking Code. c) Submit to EDQ 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
15.	Water Reticulation a) Submit to EDQ detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards; ii) Townsville City Council's Development Manual Planning Scheme Requirements (the CTM Code); and iii) Part 9.3.4. Reconfiguring a lot code and Part 9.3.6 Works code of the Townsville City Plan. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with Townsville City Council's current adopted standards	a) Prior commencing water reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16.	Sewer Reticulation a) Submit to EDQ detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>;	a) Prior the commencing sewer reticulation work

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	ii) <i>Townsville City Council's Development Manual Planning Scheme Requirements (the CTM Code)</i>, including in particular the requirements for the use of bends and pipe material; and iii) the approved Part 9.3.4. Reconfiguring a lot code and Part 9.3.6 Works Code of the Townsville City Plan. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with Townsville City Council's current adopted standards.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Stormwater Management (Quality) a) Implement stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) The Technical Memorandum – Oonoonba Development – Stages 7C and D – Stormwater Quality Management.	Prior to survey plan endorsement
18.	Stormwater Management Plan - Compliance Assessment a) Submit to EDQ, for Compliance Assessment, a Stormwater Management Plan, certified by a RPEQ, for the stormwater management plan must: i. Be system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> ii. Be designed in accordance with Part 9.3.2 Healthy Waters Code of the Townsville City Plan. iii. Be designed generally in accordance with the approved plans and documents iv. Not cause worsening to the operating performance of the railway corridor such that any works on the land must not: 1. create any new discharge points for stormwater runoff onto the railway corridor; 2. concentrate or increase the velocity of flows to the railway corridor; 3. interfere with and/or cause damage to the existing stormwater drainage on the railway corridor; 4. surcharge any existing culvert or drain on the railway corridor; 5. reduce the quality of stormwater discharge onto the railway corridor. b) Construct stormwater works generally in accordance with the certified plan submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to the adopting authority.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	d) Submit to EDQ evidence that RPEQ certification and supporting documentation confirming that the stormwater has been managed in accordance with part (a) (ii) of this condition has been provided to the Department of Transport and Main Roads (Corridor and Land Management Team, Northern Region, corridor.northern@tmr.qld.gov.au)	
19.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Ergon 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
20.	Telecommunications a) Submit to EDQ 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
21.	Broadband a) Submit to EDQ 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
22.	Streetscape Works – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved landscaping drawings. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and	a) Prior to commencing streetscape work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	
23.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ DS detailed engineering plans certified by a suitably qualified RPEQ for the approved noise barriers. The noise barriers must be designed to: i) Designed generally in accordance with PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments; and ii) A solid, gap-free fence, or other solid gap-free structure, constructed of glass, concrete blocks, bricks or fibre cement sheeting, and a minimum height of 1.8 metres along the full extent of the site boundary to the Railway Corridor – North Coast Line. iii) Designed in accordance with Queensland Rail Civil Engineering Technical Specification – QR-CTS-Part 41 – Design and Construction of Noise Fences/Barriers and Transport and Main Roads Specifications MRTS15 Noise Fences. b) Construct barrier(s) works generally in accordance with the certified plans submitted under parts a) of this condition. c) Submit to EDQ DS 'as constructed' plans, certified by a suitably qualified RPEQ. d) Submit to the Department of Transport and Main Roads' Corridor and Land Management Team, Northern Region (corridor.northern@tmr.qld.gov.au), confirmation that the development has been constructed in accordance with the certified plans under part a) of this condition.	a) Prior to commencement of noise barrier works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
Surveying, Land Transfers and Easements		
24.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for park and open space purposes.	At registration of survey plan
25.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for drainage purposes.	At registration of the survey plan
26.	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.	At registration of survey plan

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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.	
Infrastructure Charges		
27.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

PDA Development Conditions – Plan of Development		
Development in accordance with a Plan of Development		
No.	Condition	Timing
28.	Carry out the Approved Development – Plan of Development Carry out the approved development generally in accordance with the approved Plan of Development and Setback Configuration Plan and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
29.	Maintain the Approved Development – Plan of Development Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
30.	Plans and Supporting Information – POD Compliance Assessments a) Submit to EDQ DS, for Compliance Assessment, documentation for Multiple Residential for three or more dwelling units for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i. built-form including floor plans, sections, elevations and details of materials; ii. landscaping and open space provision; iii. on-site parking, access and servicing; and iv. urban servicing arrangements including sewer, water, stormwater connections; and v. an assessment of compliance with the approved POD.	a) Prior to commencement of building works b) Prior to commencement of building works
Infrastructure Charges		
31.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	Prior to commencement of use

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 ****