

Our ref: DEV2013/494

3 June 2014

Isaac Regional Council
c/- Mr Michael McErlean
Integran
PO Box 1146
COORPAROO DC QLD 4151

Dear Michael

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (1 LOT AND UNCONSTRUCTED ROAD INTO 186 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS, 8 BALANCE LOTS AND NEW ROAD) AT GROSVENOR DRIVE, MORANBAH DESCRIBED AS LOT 29 ON SP218555

On 2 June 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning website <http://www.ds dip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely



Patrick Atkinson
Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Moranbah	
Site address	Grosvenor Drive, Moranbah	
Lot on plan description	Lot number	Lot description
	Lot 29	SP218555
PDA development application details		
MEDQ reference number	DEV2013/494	
Lodgement date	30 May 2014	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Reconfiguration of Lot – 1 lot and unconstructed road into 186 residential lots, 2 open space lots, 8 balance lots and new road.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Original Decision date	7 March 2014
Change to approval date	2 June 2014
Currency period	6 years from the original 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.	Proposed Plan of Subdivision – Stages 1-4	1124-2-Ph1All Revision D	30/04/14
Plans, reports and specifications previously approved on 7 March 2014		Number (if applicable)	Date (if applicable)
2.	Plan of Development prepared by Integran	Dwg 1 Rev H	10/10/13, Amended in Red 05/03/2014
3.	Belyando Estate Landscape Master Plan Strategy prepared by Verge	Issue B	14/12/12
4.	Belyando Estate Lot Reference Material prepared by Ellivo	Issue 2	October 2013
5.	Vegetation Management Plan, prepared by Conservation Environment and Offset Services Pty Ltd	IRC-BE-VMP-C-001, Revision C	13/3/2013
6.	Belyando Estate – Phase 1 Preliminary Stormwater Quality Management Plan prepared by UDP Consulting	IRC001/R02 Rev A	07/11/12
7.	Belyando Estate Stages 1 – 4 Combined Services Plans Sheet 1 prepared by UDP Consulting	IRC001/SK02 Rev 1	08/11/12
8.	Belyando Estate Stages 1 – 4 Combined Services Plans Sheet 2 prepared by UDP Consulting	IRC001/SK03 Rev 1	08/11/12
9.	Belyando Estate Stages 1 – 4 Combined Services Plans Sheet 3 prepared by UDP Consulting	IRC001/SK04 Rev 1	08/11/12
10.	Belyando Estate Stages 1 – 4 Combined Services Plans Sheet 4 prepared by UDP Consulting	IRC001/SK05 Rev 1	08/11/12

11.	Belyando Estate Stages 1 – 4 Combined Services Plans Sheet 5 prepared by UDP Consulting	IRC001/SK06 Rev 1	08/11/12
12.	Belyando Estate Stages 1 – 4 Combined Services Plans Sheet 6 prepared by UDP Consulting	IRC001/SK07 Rev 1	08/11/12
13.	Typical Road Cross Section and Service Alignment Plan prepared by UDP Consulting	IRC001/SK08 Rev 1	08/11/12
14.	Belyando Estate Stages 1 – 4 Combined Services Plan – Locality and Key Plan prepared by UDP Consulting	IRC/001 SK09 Rev 1	08/11/12
15.	Typical Cross Section & Miscellaneous Details Plan prepared by UDP Consulting	IRC003/03 Rev 2	Received 26/02/14
16.	Road 1 Roadworks & Stormwater Drainage Plan prepared by UDP Consulting	IRC003/04 Rev 2	
17.	Road 1 Cross Sections – Sheet 1 of 2 prepared by UDP Consulting	IRC003/11 Rev 2	Received 24/02/14
18.	Road 1 Cross Sections – Sheet 2 of 2 prepared by UDP Consulting	IRC003/12 Rev 2	Received 24/02/14
19.	Phase 1 Traffic and Transport Infrastructure Assessment Report.	TIR001/R02 Rev B	12/08/13

PDA Development Conditions

Conditions		Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational works are to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for each stage
3.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification	Prior to commencement of site works for each stage

	Procedures Manual. <i>Note: Under the DSDIP Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by DSDIP.</i>	
4.	Pre-Construction Certification No work shall commence until the DSDIP PDA Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with the DSDIP Certification Procedures Manual.	Prior to commencement of construction for each stage
5.	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 constructed in accordance with the approved plans.	At survey plan endorsement for each stage
6.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. The developer must 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 plan of sub.	Prior to survey plan endorsement for each stage
7.	Easements over Infrastructure Public utility easements must be provided, in favour of and 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 <i>Advice:</i> <i>Easement plans/documents must be submitted initially to DSDIP for compliance assessment and not directly to utility authorities.</i>	At survey plan endorsement for the relevant stage
8.	Balance Land and Land for Open Space or Drainage Purposes Unless otherwise approved in writing, balance land and land for open space and drainage purposes must be consolidated into one parcel. As each stage develops, the	Prior to survey plan endorsement for each stage

	relevant balance land or open space land or drainage land can be adjusted as necessary such that the land is consolidated.	
9.	Stages for Reconfiguration a) The staging of the reconfiguration to be generally in accordance with the approved reconfiguration plans however stages do not need to be undertaken sequentially unless required for infrastructure delivery. b) Drainage reserves may be required to be dedicated as part of the relevant stormwater catchment. Where necessary, the staging must be modified to be consistent with the stormwater management plan for the dedication of drainage reserves. c) Unless otherwise approved in writing by the assessing authority, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	Prior to survey plan endorsement for each stage
10.	Road Naming Submit to DSDIP – PDA Development Assessment a schedule of street names approved by Isaac Regional Council.	Prior to survey plan endorsement for each stage
11.	Land Dedications Any land dedicated to Isaac Regional Council must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register. The developer must demonstrate to the assessing authority that the past uses of the land did not include a notifiable activity i.e. livestock dip as listed in Schedule 3 of the <i>Environmental Protection Act 1994</i> .	Prior to dedication of land
12.	Drainage Reserve a) Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve to Council in fee simple as trustee. b) Unless otherwise approved in writing by Council, land required primarily for drainage purposes must be dedicated on a separate lot to land required for open space purposes.	At survey plan endorsement of the relevant stage
13.	Entry Walls or Features The provision of entry walls or features is prohibited on road reserves or in drainage reserve or on proposed	At all times

	parkland. Entry walls or features must be fully contained on private property. Entry walls must be designed in accordance with Isaac Regional Council guidelines.	
14.	Park Landscape Works a) Submit to the DSDIP PDA Development Assessment for compliance endorsement detailed landscape plans certified by a qualified (AILA accredited) landscape architect for improvement works within the proposed parkland generally in accordance with the Belyando Estate Landscape Master Plan Strategy Issue B dated 14/12/12 prepared by Verge. The plans shall reflect 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/landscaping along park frontages where required 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 that includes fencing and gates to limit unauthorised vehicular access. ▪ Details and locations of any proposed building works or planting, including:	a) Prior to commencement of works for the relevant stage

	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 the works in accordance with the certified landscape works required by part a) of this condition c) Submit to the DSDIP PDA Development Assessment, 'As Constructed' plans and asset register in a format acceptable to the Isaac Regional Council certified by an AILA accredited Landscape Architect or Landscape Contractor that the works have inspected and completed in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15.	Construction Management Plan a) Submit to DSDIP – PDA Development Assessment Principal Engineer 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 sediment and erosion; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and - Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. The construction management plan shall be prepared in consultation with the civil contractor and professionals responsible for individual site related management plans to ensure that all aspects	a) Prior to commencement of site works for each stage

	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) As indicated
16.	Vegetation Management Carry out all vegetation management in accordance with approved Vegetation Management Plan, IRC-BE-VMP-C-001, Revision C, dated 13/3/2013	Prior to survey plan endorsement for the Stage 4
17.	Streetscape Works a) Prepare and submit to DSDIP PDA Development Assessment Principal Engineer streetscape plans certified by an Australian Institute of Landscape Architects (AILA) registered Landscape Architect detailing the proposed streetscape works generally in accordance with the Belyando Estate Landscape Master Plan Strategy Issue B dated 14/12/12 prepared by Verge, indicating where appropriate but not limited to the following; - pavement treatments including finished surface levels, cross-falls and longitudinal grades; - footpath locations; - street tree location and species, including common and botanical names, height and spread at maturity. - road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc); - all existing trees within the dedicated road, including those to be retained and those to be removed; - location of services within the road reserve; and - landscaping, fencing and footpath works to all road reserves where a road is not to be constructed b) Construct the works in accordance with the approved streetscape plans required under part (a) of this condition in accordance with the following standards: c) Submit to DSDIP – PDA Development Assessment “as constructed” plans and an asset register certified by an AILA registered landscape architect in a format acceptable to Isaac Regional Council demonstrating	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

	compliance with this condition.	
18.	Street lighting a) Submit to the DSDIP – PDA Development Assessment Principal Engineer detailed design drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Electrical) endorsed in writing by Isaac Regional Council (ICC) as the future Ergon ‘billable customer’ for street lighting. The design and construction of the street lighting system must: • be in accordance with IRC Guidelines; • meet the relevant requirements of the electricity supplier; • be acceptable to the electricity supplier as ‘Rate 2 Public Lighting’. b) Construct the works in accordance with the endorsed street lighting plans required in part (a) of this condition. c) Submit to DSDIP – PDA Development Assessment ‘as constructed’ drawings and certification from a RPEQ-Electrical that all works have been constructed and energised in accordance with this condition.	a) Prior to survey plan endorsement for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
19.	Roads – Internal a) Submit to DSDIP – PDA Development Assessment Principal Engineer engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads generally in accordance with the following endorsed plans: • Plan of Development Dwg 1 Rev H dated 10/10/13 prepared by Integran • Typical Road Cross Section and Service Alignment Plan IRC001/SK08 Rev 1 dated 08/11/12 prepared by UDP Consulting; • Combined Services Plan – Locality and Key Plan IRC/001 SK09 Rev 1 dated 08/11/12 prepared by UDP Consulting; and the following plans and cross sections in the Belyando Estate Landscape Master Plan Strategy Issue B dated 14/12/12 prepared by Verge: • Road Type A Sub-arterial dwg 3166.12 Issue B • Road Type B Sub-arterial dwg 3166.13 Issue B • Road Type C Trunk Collector dwg 3166.14 Issue B • Road Type E Access Street dwg 3166.16 Issue B • Road Type F Access Place dwg 3166.17 Issue B	a) Prior to commencement of work for each stage

	b) Construct the road works generally in accordance with the endorsed plans to Isaac Regional Council standards. c) Submit to DSDIP – PDA Development Assessment ‘as-constructed’ drawings and an asset register, certified by an RPEQ, in a format acceptable to the Isaac Regional Council of all road works constructed in accordance with this condition	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
20.	Roads – External a) Submit to DSDIP – PDA Development Assessment Principal Engineer for engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the following sections of road between the development site and Moranbah Access Road as proposed in the Phase 1 Traffic and Transport Infrastructure Assessment Report No: TIR001/R02 Rev B dated 12/08/13. i) Intersection of Moranbah Access Road and Moranbah Railway Station Road; ii) Access Road between Moranbah Railway Station Road and the development site generally in accordance with the following plans; • Proposed Plan of Subdivision – Stages 1-4, 1124-2-Ph1AII Revision D, dated 30/04/14 • Typical Cross Section & Miscellaneous Details Plan (Access Road Typical Cross Section) IRC003/03 Rev 2 prepared by UDP Consulting iii) Cunningham Way extension along the southern boundary of the development site, generally in accordance with the following plans prepared by UDP Consulting • Road 1 Roadworks & Stormwater Drainage Plan IRC003/04 Rev 2 • Road 1 Cross Sections – Sheet 1 of 2 IRC003/11 Rev 2. • Road 1 Cross Sections – Sheet 2 of 2 IRC003/12 Rev 2; and • Typical Cross Section & Miscellaneous Details Plan (Road 1 Typical Cross Section (Interim)) IRC003/03 Rev 2 b) Construct the road works generally in accordance with the endorsed plans to Isaac Regional Council standards.	a) Prior to commencement of works b) Prior to survey plan endorsement for the first stage

	c) Submit to DSDIP PDA Development Assessment 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Isaac Regional Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the first stage
21.	Road Closures and Openings In accordance with the provisions of Isaac Regional Council Local Laws in situations where sub 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 roadworks are accepted "on-maintenance", or unless otherwise directed by the assessing authority.	As indicated
22.	Pathways a) Construct pathways generally in accordance with the following and to Isaac Regional Council standards plans and cross sections in the Belyando Estate Landscape Master Plan Strategy Issue B dated 14/12/12 prepared by Verge. b) Submit to DSDIP – PDA Development Assessment 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Isaac Regional Council of all pathway works constructed in accordance with this condition.	a) Prior to survey plan endorsement for each stage b) Prior to survey plan endorsement for each stage
23.	Water – Internal a) Submit to DSDIP – PDA Development Assessment Principal Engineer detailed engineering design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for a water supply reticulation system providing a connection to each lot to the current Isaac Regional Council design standards, generally in accordance with the Belyando Estate Stages 1 – 4 Combined Services Plans Sheets 1 – 6 IRC001/SK02 – SK07 Rev 1 dated 08/11/12 prepared by UDP Consulting; b) Construct the works generally in accordance with the certified plans required by part a) of this condition and the current Isaac Regional Council construction standards. c) Submit to DSDIP – PDA Development Assessment 'as-constructed' plans, asset register and all test results required by Isaac Regional Council with RPEQ	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

	certification that all works have been completed in accordance with part c) of this condition.	
24.	Water – External a) Submit to DSDIP – PDA Development Assessment Principal Engineer detailed engineering design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for the connection of the internal water network to the existing trunk infrastructure in accordance with the current Isaac Regional Council design standards. b) Construct the works generally in accordance with the certified plans required by part a) of this condition and the current Isaac Regional Council construction standards. c) Submit to DSDIP – PDA Development Assessment ‘as-constructed’ plans, asset register and all test results required by Isaac Regional Council with RPEQ certification that all works have been completed in accordance with part c) of this condition.	a) Prior to commencement of works for the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
25.	Sewerage – Internal a) Submit to DSDIP PDA Development Assessment Principal Engineer detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate connection to each lot to the Isaac Regional Council design standards, generally in accordance with the Belyando Estate Stages 1 – 4 Combined Services Plans Sheets 1 – 6 IRC001/SK02 – SK07 Rev 1 dated 08/11/12 prepared by UDP Consulting. b) Construct the works generally in accordance with the certified plans required by part a) of this condition and the current Isaac Regional Council construction standards. c) Submit to DSDIP PDA Development Assessment ‘as-constructed’ plans, asset register and test results required by Isaac Regional Council with RPEQ certification that all works have been completed in accordance with part c) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
26.	Sewerage – External a) Submit to DSDIP PDA Development Assessment Principal Engineer detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil)) for: the connection of the internal	a) Prior to commencement of works for the first stage

	sewerage network to the existing trunk infrastructure in accordance with the current Isaac Regional Council design standards. b) Construct the works generally in accordance with the certified plans required by part a) of this condition and the current Isaac Regional Council construction standards. c) Submit to DSDIP PDA Development Assessment 'as-constructed' plans, asset register and test results required by Isaac Regional Council with RPEQ certification that all works have been completed in accordance with part c) of this condition.	b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
27.	Flooding All development lots must have a minimum 300mm freeboard above the Q100 ARI inundation line.	As indicated
28.	Stormwater Management (Quality) a) Submit to DSDIP PDA Development Assessment Principal Engineer engineering designs and calculations for the proposed stormwater quality treatment system certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the - Belyando Estate - Phase 1 Preliminary Stormwater Quality Management Plan IRC001/R02 Rev A dated 07/11/12 prepared by UDP Consulting; and - Belyando Estate Landscape Master Plan Strategy Issue B dated 14/12/12 prepared by Verge b) Construct the works generally in accordance with the certified plans required by part a) of this condition to Isaac Regional Council standards. c) Submit to DSDIP - PDA Development Assessment "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Isaac Regional Council certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
29.	Stormwater Management (Quantity) a) Submit to DSDIP - PDA Development Assessment Principal Engineer engineering designs and hydraulic calculations for the proposed stormwater drainage	a) Prior to commencement of site works

	system certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following: • Belyando Estate Stages 1 – 4 Combined Services Plans Sheets 1 – 6 IRC001/SK02 – SK07 Rev 1 dated 08/11/12 prepared by UDP Consulting; and • Queensland Urban Drainage Manual (QUDM); The stormwater design and hydraulic calculations for the final design shall show that “non-worsening” occurs to adjoining upstream and downstream properties for a range of storm events, except where written approval has been obtained from the affected owner. Non-worsening shall mean no actionable nuisance from changes to flood levels, velocities or flows or rate of floodwater rise or time of inundation b) Construct the works generally in accordance with the certified plans required by part a) of this condition to Isaac Regional Council standards. c) Submit to DSDIP PDA Development Assessment Principal Engineer "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Isaac Regional Council certifying that the works have been completed in accordance with part b) of this condition.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
30.	Filling and Excavation a) Submit to DSDIP – PDA Development Assessment an Earthworks Management Plan (EMP) certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering. The EMP shall include a geotechnical assessment of soils, earthworks layout and section plans. b) Construct all earthworks generally in accordance with the certified reports and plans in part a) of this condition and AS3798 – Guidelines on Earthworks for Commercial & Residential Developments. c) Submit to the DSDIP PDA Development Assessment certification by a RPEQ specialising in geotechnical engineering that all cut and fill operations have been carried out in accordance with AS3798 – Guidelines on Earthworks and any unsuitable material encountered has been treated and/or replaced with suitable replacement material.	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

31.	Retaining Walls a) Submit to DSDIP PDA Development Assessment detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for all allotment retaining walls 1.0m or above in height. Retaining walls on lot boundaries shall generally not exceed 2.5m in height in accordance with <i>DSDIP Practice Note No. 10 – Plans of Development</i>. b) Construct all retaining walls generally in accordance with the certified plans required by part a) of this condition Retaining walls along all public road frontages must be constructed to a standard acceptable to Isaac Regional Council. c) Submit to the DSDIP certification by a RPEQ that all allotment retaining wall structures 1.0m or greater in height have been constructed in accordance with part 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
32.	Erosion and Sediment Management a) Submit to DSDIP – PDA Development Assessment an Erosion and Sediment Management Plan as part of the Site Based Construction Management Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:- The design and implementation of the of the erosion and sediment control plan must be completed in accordance with:- • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DEHP) • Best Practice Erosion and Sediment Control (IECA). b) Implement the Erosion and Management Plan and provide on-going monitoring thereof at all times during the construction phase.	a) Prior to commencement of site works for each stage b) As indicated
33.	Electricity Submit to DSDIP – PDA Development Assessment either: a) written evidence from Ergon confirming that existing underground low-voltage	Prior to survey plan endorsement for each stage

	electricity supply is available to the newly created lots or b) written evidence from Ergon confirming that the applicant has entered into an agreement with an authorised electricity supplier to provide underground electricity services. c) Confirmation that electricity and telecommunications have been constructed in the approved IRC allocation (Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided)	
34.	Telecommunications Submit to DSDIP – PDA 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 sub.	Prior to survey plan endorsement for each stage
35.	Service Conduits & 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.	As indicated
36.	Broadband Provide to DSDIP PDA Development Assessment a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) 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 for each stage
37.	Infrastructure Contributions Pay to economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculation in accordance with the Isaac Regional Council's <i>Infrastructure Contributions Subsidisation Policy</i>	Prior to survey plan endorsement for the relevant stage

	Notes: This charge will be adjusted each financial year in accordance with the: • <i>Infrastructure Contributions Subsidisation Policy</i> and • <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by EDQ.</i>	
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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 *Isaac Regional Council Local Laws, 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.

Plan Sealing and Uncompleted Works Bonds

DSDIP procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *DSDIP Certification Procedures Manual* downloadable on the DSDIP website or contact the DSDIP on 3452 7638.

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 ****

