

Our ref: DEV2014/562

27 June 2014

Grocon (Parklands) Pty Ltd  
C/- Mr Ben Lyons  
Cardno HRP, Level 11, 40 Creek Street  
BRISBANE QLD 4000

Dear Ben

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A RECONFIGURING A LOT (12 LOTS AND ROADS) AND A MATERIAL CHANGE OF USE IN ACCORDANCE WITH A PLAN OF DEVELOPMENT (CGV WORKS ASSOCIATED WITH THE GOLD COAST COMMONWEALTH GAMES 2018; RESIDENTIAL; COMMERCIAL; RETAIL; SPORT, RECREATION AND ENTERTAINMENT; AND SERVICE AND COMMUNITY) AT 1 PARKLANDS DRIVE, SOUTHPORT DESCRIBED AS LOT 4 ON SP267761 AND PART OF PARKLANDS DRIVE ROAD RESERVE**

On 27 June 2014 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://www.dsdip.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 Peta McCulloch on 3452 7688.

Yours sincerely



**Steve Conner**  
Executive Director, Development Assessment Division



## PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Parklands Priority Development Area	
Site address	1 Parklands Drive, Southport	
Lot on plan description	Lot number	Lot description
	4	SP267761; and part of Parklands Drive Road reserve
PDA development application details		
MEDQ reference number	DEV2014/562	
Lodgement date	25 June 2014	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul>	
Description of proposal applied for	Reconfiguration of a Lot (12 Lots and Roads) and a Material Change of use in accordance with a Plan of Development (PoD) – (CGV Works associated with the Gold Coast Commonwealth Games 2018; Residential; Commercial; Retail; Sport, Recreation and Entertainment; and Service and Community)	

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	
Decision date		27 June 2014	
Currency period		15 years	
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.	Parklands Plan of Development, Parklands Southport	HRP13273	25/06/14 (as amended in red by the MEDQ 26 June 2014)
2.	Proposed Reconfiguration of Lot 4 on SP267761	BRMM6549.000-008, Rev H (SHEET 1 of 2)	19/05/14
3.	Proposed Reconfiguration of Lot 4 on SP267761	BRMM6549.000-008, Rev H (SHEET 2 of 2)	19/05/14
4.	1.0 Proposed Road Hierarchy prepared by Cardno	Rev D	16/05/14
5.	2.0 Active Transport Plan prepared by Cardno	Rev D	16/05/14
6.	Stormwater Drainage Layout Plan Sheet 1 of 2 prepared by Cardno	CAR-CV-SKT-0300 Rev B	March 2014
7.	Stormwater Drainage Layout Plan Sheet 2 of 2 prepared by Cardno	CAR-CV-SKT-0301 Rev B	March 2014
8.	Sewer Reticulation Layout Plan Sheet 1 of 2 prepared by Cardno	CAR-CV-SKT-0400 Rev B	March 2014
9.	Sewer Reticulation Layout Plan Sheet 2 of 2 prepared by Cardno	CAR-CV-SKT-0401 Rev B	March 2014
10.	Water Reticulation Layout Plan Sheet 1 of 2 prepared by Cardno	CAR-CV-SKT-0500 Rev B	March 2014
11.	Water Reticulation Layout Plan Sheet 2 of 2 prepared by Cardno	CAR-CV-SKT-0501 Rev B	March 2014
12.	Make Good Works Layout Plan prepared by Cardno	CAR-CV-SKT-0800 Rev B	March 2014
13.	Gold Coast Parklands – Early Works & Trunk Infrastructure Flooding & Hydraulics Report prepared by Hyder Consulting	F007-AA005621-AAR-03	20/08/13

## **PREAMBLE**

For the purpose of interpreting this Decision Notice, including the conditions of approval, the following applies:-

### **1. Relationship with the development scheme and other approvals**

In relation to this Approval:

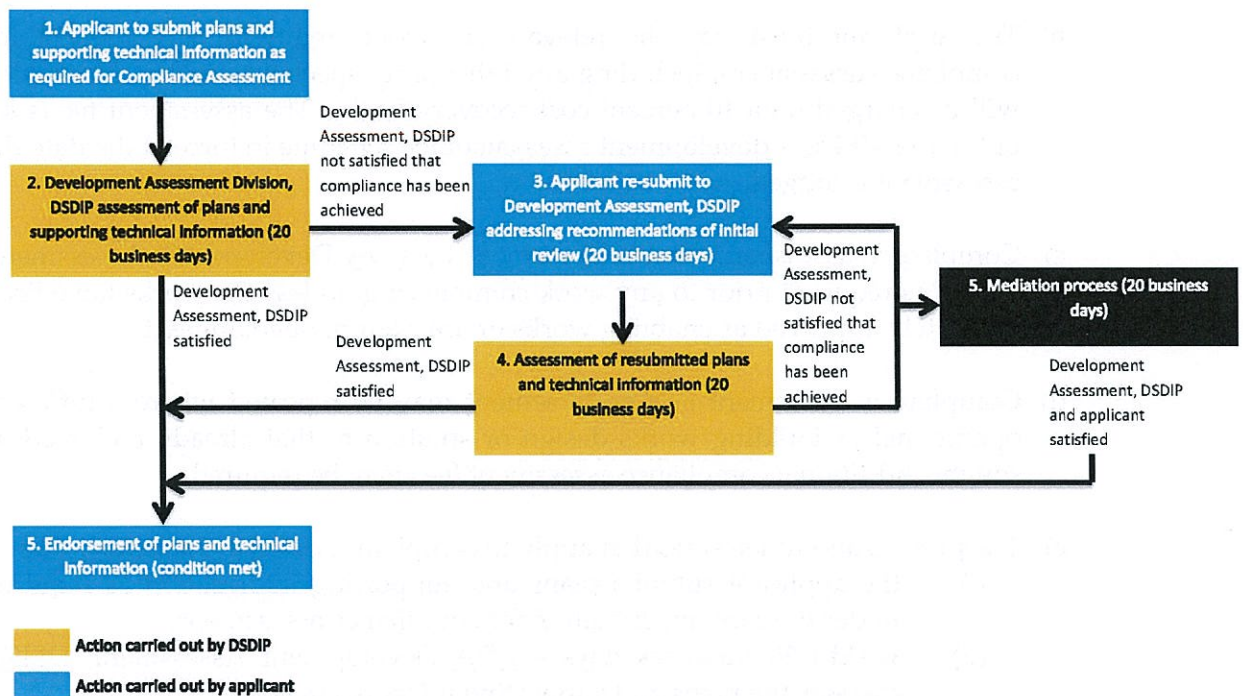
- a) Priority Development Area (PDA) exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the Parklands Priority Development Area Development Scheme and all applicable laws.
- b) Further approvals may be obtained in accordance with the development scheme.

### **2. Compliance assessment**

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the:
  - (i) stamped approved Plan of Development;
  - (ii) Parklands Priority Development Area Development Scheme;
  - (iii) EDQ's guidelines; and
  - (iv) timings set out in these conditions.
- b) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 10 percent cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- c) Compliance assessment and endorsement by PDA Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- d) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- e) The process and timeframes that apply to compliance assessment are as follows:
  - (i) the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
  - (ii) **within 20 business days** - PDA Development Assessment, DSDIP assesses the plans and supporting information and:
    - a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
    - b. if not satisfied with the information as submitted - notifies the applicant accordingly
  - (iii) if the applicant is notified under (ii)b. above, the information and plans addressing the concerns are to be resubmitted to PDA Development Assessment, DSDIP **within 20 business days** from the date of the notice.

- (iv) **within 20 business days** – PDA Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
- if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
  - if not satisfied with the information as submitted - notifies the applicant accordingly.
- (v) if PDA Development Assessment, DSDIP is not satisfied that compliance has been achieved, within **20 business days** - 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.

When PDA Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - PDA Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.



- f) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:-
- plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc)
  - gross floor area schedule and apartment numbers
  - details of proposed building materials
  - public realm and landscape plans



- (v) details of proposed roads and intersections (if required)
- (vi) end of trip facilities
- (vii) access and car parking arrangements and
- (viii) specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

## **ABBREVIATIONS AND DEFINITIONS**

The following identified abbreviations form part of the conditions package. Where the following abbreviation is annotated within the conditions it will be underlined.

1. **AILA** means:- Australian Institute Landscape Architect
2. **APA** means:- Australian Pipeline Authority
3. **CPESC** means:- Certified Professional in Erosion and Sediment Control
4. **Compliance assessment** means:- the process of having plans, works, documents, reports, strategies or the like, as required by a condition of approval, endorsed by the Manager, PDA Development Assessment, DSDIP.
5. **Commonwealth Games Village (CGV)** means:- the village containing residential accommodation for athletes and team officials, commercial, leisure and ceremonial services and facilities, and back of house services supporting the operation of the village during the duration of CG2018.
6. **CGV Works** means:- any temporary development or structures delivered as part of the Commonwealth Games Village in accordance with the Commonwealth Games Federation (CGF) and Gold Coast 2018 Commonwealth Games Corporation (GOLDOC) guidelines and which will be removed within nine (9) months after the completion of the Gold Coast 2018 Commonwealth Games. CGV Works are exempt from future approvals/compliance assessment.
7. **Contributed assets** means:- infrastructure assets to be transferred into the ownership of the relevant authority to be responsible for their on-going maintenance.
8. **DEHP** means:- Department of Environment & Heritage Protection.
9. **DSDIP** means:- Department of State Development, Infrastructure and Planning.
10. **Enabling infrastructure and works** means:- infrastructure and works required to prepare a precinct for building work.
11. **CoGC** means:- City of Gold Coast.
12. **Gold Coast 2018 Commonwealth Games™ \*(GC2018)** means:- an international, integrated, multi-sport event involving athletes from the Commonwealth of Nations to be held on the Gold Coast, Queensland, Australia from 4 April to 15 April 2018.
13. **IECA** means:- International Erosion Control Association

14. **Interim use** means:- use of land that because of its nature, scale, form or intensity, is not an appropriate long terms use of the land. Interim uses on Lots H and J may have life after the completion of GC2018 and will be subject to compliance assessment. Interim uses are approved for a maximum period of 10 years from the date of this decision.
15. **Lot** means: - the Lots as illustrated on the PoD – Land Use Plan, drawing no. POD-MP-103, (P8)
16. **MEDQ** means:- The Minister of Economic Development Queensland
17. **NBN** means:- National Broadband Network
18. **On Maintenance** means: - the commencement of the maintenance period for constructed infrastructure assets as described in the *DSDIP Certification Procedures Manual*.
19. **Operational works** means: - operational works as defined in section 10 of the Sustainable Planning Act 2009.
20. **PDA** means: - Priority Development Area.
21. **Permanent uses/works** means: - development other than CGV Works and subject to compliance assessment.
22. **Plan of Development (PoD)** means: - the approved PoD for the GC2018, being Parklands Plan of Development, Parklands Southport, Doc no. HRP13273, prepared for Grocon (Parklands) Pty Ltd, dated 13 June 2014.
23. **Planning entity** means:-
  - a) the Minister of Economic Development Queensland (MEDQ) or their delegate.
  - b) if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.
24. **QUDM** means: Queensland Urban Drainage Manual
25. **Related approvals**: - means related development approvals specified in the conditions and granted under the Economic Development Act 2012.
26. **RPEQ** means:- Registered Professional Engineer of Queensland



PDA Development Conditions – Material Change of Use (MCU)		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s) and conditions of this development approval.</p>	Prior to commencement of use and to be maintained
2.	<p><b>Maintain the Approved Development</b></p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and /or documents, and any relevant engineering or other approvals required by the conditions.</p>	As indicated
3.	<p><b>Interim Uses</b></p> <p>Interim uses as described in this approval are limited to a currency period of ten (10) years.</p>	As indicated
4.	<p><b>Certification of Operational Works</b></p> <p>All operational works undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>DSDIP Certification Procedures Manual</i>.</p>	As indicated
5.	<p><b>Compliance assessment – Development and private landscape areas</b></p> <p>a) Submit for compliance assessment to the Manager, <u>PDA Development Assessment</u>, <u>DSDIP</u> the following detailed design plans/ documents for all <u>interim uses</u> and <u>permanent uses</u>, generally in accordance with the stamped approved <u>plans and documents</u> and the relevant <u>PDA Guidelines</u> for the particular development type i.e. <i>Guideline no. 7 – Low Rise Buildings</i>, <i>Guideline no. 8 – Medium and High Rise Residential Buildings</i> and <i>Guideline no. 9 – Centres</i>, except to the extent varied by the <u>PoD</u>.</p> <p>(i) Site plans, floor plans, elevations, sections, roof plans etc;</p> <p>(ii) Proposed development gross floor area (GFA), the number of residential dwellings;</p> <p>(iii) Retail GFA breakdown demonstrating the amount does not exceed the 12,000m<sup>2</sup> as</p>	<p>a) Prior to the commencement of building work on a <u>Lot</u></p>

	<p>specified in the Parklands Priority Development Area Development Scheme;</p> <ul style="list-style-type: none"> <li>(iv) Proposed building materials and colours;</li> <li>(v) The number and location of end of trip facilities for residential and non-residential uses;</li> <li>(vi) The proposed access, servicing and car parking arrangements;</li> <li>(vii) The location of all required building services including, but not limited to gas, fire pump rooms and electrical substations;</li> <li>(viii) Detailed landscape plans for all private and communal open space areas associated with the building; and</li> <li>(ix) Any required bushfire access through the development, specifically in Lot F.</li> </ul> <p>b) Construct and maintain the buildings and works generally in accordance with the stamped endorsed plans/documents required under part a) of this condition.</p>	<p>b) Prior to building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier and then maintained</p>
6.	<p><b>Compliance Assessment – Infrastructure Staging</b></p> <ul style="list-style-type: none"> <li>a) Submit for compliance assessment to the Principal Engineer, <u>PDA Development Assessment, DSDIP</u> a proposed staging plan for all infrastructure works required by this development approval.</li> <li>b) Implement the works generally in accordance with the infrastructure staging plan or as otherwise agreed to by the Principal Engineer, <u>PDA Development Assessment, DSDIP</u>.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of works for the first stage</li> <li>b) As indicated</li> </ul>
7.	<p><b>Compliance Assessment – Parks, Open Space and Public Realm Landscape Works</b></p> <ul style="list-style-type: none"> <li>a) Submit for compliance assessment to the Principal Engineer, <u>PDA Development Assessment, DSDIP</u> detailed landscape plans certified by an <u>AILA</u> accredited landscape architect for any <u>permanent works</u> within the proposed parks, open space and public realm areas, including footpaths, public movement areas and easements, generally in accordance the stamped approved <u>plans and documents, PDA Guideline No. 12 – Park planning and design</u> and <i>Guideline no. 6 – Street and Movement Network</i> except to the extent varied by the <u>PoD</u>, and the following <u>related approvals</u>: <ul style="list-style-type: none"> <li>(i) DEV2013/513 - Water Sensitive Urban Design - Stormwater Quality Treatment;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to submitting a compliance assessment application on a <u>Lot</u> reasonably associated with the works</li> </ul>

	<p>(ii) DEV2013/514 - Bulk Earthworks and Erosion and Sediment Control; and</p> <p>(iii) DEV2013/534 - Landscape Early Works Infrastructure.</p> <p>For the purposes of this PoD, Main Park is defined as a 'district recreation park'.</p> <p>The detailed landscape plans shall, where appropriate, document the following.</p> <ul style="list-style-type: none"> <li>• Existing contours or site levels, services and features.</li> <li>• Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters).</li> <li>• Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions.</li> <li>• Locations of electricity and water connections to the park.</li> <li>• Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access.</li> <li>• Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment.</li> <li>• Trees and plants, including species, size and location generally in accordance with the <u>CoGC "Landscape Strategy Part 1 – Landscape Character: Guiding the Image of the City - Character Area 5.0 Southport"</u>.</li> <li>• Public lighting in accordance with AS1158 – <i>"Lighting for Roads and Public Spaces"</i> and AS4282 – <i>"Control of the Obtrusive Effects of Outdoor Lighting"</i>.</li> </ul> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, 'As Constructed' plans and an asset register in a format acceptable to <u>CoGC</u>.</p>	<p>b) Nine (9) months prior to the <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement and/or the commencement of use whichever is the earlier</p>
--	---	---

	<p>d) Provide certification from an <u>AILA</u> accredited landscape architect, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.</p>	<p>d) Prior to survey plan endorsement and/or the commencement of use whichever is the earlier</p>
8.	<p><b>Compliance Assessment – Civic Park</b></p> <p>a) Submit for compliance assessment to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> detailed landscape plans certified by an <u>AILA</u> accredited landscape architect for the <u>permanent works</u> including park embellishments required to facilitate the Civic Park outlined in section 5.2.10 of the stamped approved <u>plans and documents</u>, generally in accordance with <u>PDA Guideline No. 12 – Park planning and design</u> except to the extent varied by the <u>PoD</u>.</p> <p>For the purposes of this <u>PoD</u>, Civic Park is defined as a ‘civic park’.</p> <p>b) Construct the works generally in accordance with the endorsed plans/ documents required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, ‘As Constructed’ plans and an asset register in a format acceptable to <u>CoGC</u>.</p> <p>d) Provide certification from an <u>AILA</u> accredited landscape architect, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.</p>	<p>a) Nine (9) months prior to the <u>GC2018</u> or as otherwise agreed by the Principal Engineer <u>PDA</u>, Development Assessment, <u>DSDIP</u></p> <p>b) Within nine (9) months following the <u>GC2018</u> or as otherwise agreed by the Principal Engineer <u>PDA</u>, Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement and/or the commencement of use whichever is the earlier and then maintained</p> <p>d) Prior to survey plan endorsement and/or the commencement of use whichever is the earlier and then maintained</p>
9.	<p><b>Compliance Assessment – Roadworks</b></p> <p>a) Submit for compliance assessment to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> detailed functional road layout plan, for internal roads, including cross sections, intersection treatments, cycleways and pedestrian footpaths generally in accordance with the stamped approved <u>plans and documents</u>, <u>PDA Guideline No. 06 – Street and movement network</u> unless otherwise agreed to by the Principal Engineer, <u>PDA</u> Development</p>	<p>a) Prior to submitting the first compliance assessment application for a building</p>

	<p>Assessment, <u>DSDIP</u> and as illustrated on the following approved plans and <u>related approvals</u>:</p> <ul style="list-style-type: none"> <li>(i) Access &amp; Parking Plans: <ul style="list-style-type: none"> <li>a. 1.0 Proposed Road Hierarchy Rev D dated 16/05/14; and</li> <li>b. 2.0 Active Transport Plan Rev D dated 16/05/14.</li> </ul> </li> <li>(ii) Figure 3 - Lot Layout Plan (As Amended in Red by MEDQ 26/06/14) POD-MP-102[P8] dated 12/06/14 prepared by Arkhefield, Arm &amp; Archipelago</li> <li>(iii) DEV2013/515 – Trunk Infrastructure (Roadworks, Stormwater, Sewer and Water Reticulation);</li> <li>(iv) DEV2013/517 – Traffic Signals</li> </ul> <p>The functional layout plans shall include the following:</p> <ul style="list-style-type: none"> <li>• Traffic signals at locations designated on 1.0 Proposed Road Hierarchy Plan Rev D dated 16/05/14 prepared by Cardno; and</li> <li>• Separated cycleways on Hospital Boulevard and First Street West</li> </ul> <ul style="list-style-type: none"> <li>b) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u>, roadworks design and construction drawings certified by an <u>RPEQ</u> generally in accordance with <u>PDQ Guideline No. 13 Engineering standards – Major and Minor roads, Austroads: “Guide to Traffic Management Part 10: Traffic Control &amp; Communication Devices” TMR Separated Cycleways Guideline 2014</u> and the endorsed functional road layout plans required under part a) of this condition.</li> <li>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</li> <li>d) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> ‘as-constructed’ plans, an asset register and test results in a format acceptable to <u>CoGC</u>.</li> <li>e) Provide certification from an <u>RPEQ</u> that all road works have been constructed generally in accordance with this condition.</li> </ul>	<ul style="list-style-type: none"> <li>b) After part a) is endorsed and prior to commencement of works for each stage</li> <li>c) Nine (9) months prior to the <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></li> <li>d) Prior to survey plan endorsement</li> <li>e) Prior to survey plan endorsement</li> </ul>
--	---	---

10.	<p><b>Advertising Devices</b></p> <p>All advertising devices are to be designed and constructed generally in accordance with the <u>CoGC Planning Scheme – Specific Development Code – Advertising Devices and Subordinate Local Law No. 16.8 (Advertisement)</u>.</p>	At all times
11.	<p><b>Dedicate</b></p> <p>a) Dedicate at no cost to <u>CoGC</u> all areas where the public has access including all roads, pedestrian movement public space areas and parks.</p> <p>b) Submit to <u>PDA</u> Development Assessment a copy of survey plans</p>	<p>a) Within nine (9) months following the <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>b) Within nine (9) months following the <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p>
12.	<p><b>Pedestrian Access Easement</b></p> <p>Submit to <u>PDA</u> Development Assessment Division, <u>DSDIP</u> easement documents facilitating 24 hour public access within Lot D for the area identified as the '4m clear space' on PoD drawing no. POD-D-100-01 [P10].</p>	Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier
13.	<p><b>Easements over Infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes <u>contributed assets</u>.</p> <p>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 <u>contributed assets</u>.</p>	Prior to commencement of use for each <u>Lot</u>
14.	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) If acid sulfate soils are found on the site, submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> an Acid Sulfate Soils Management Plan (ASSMP).</p>	a) Prior to commencement of works for each <u>Lot</u>

	<p>The plan must:-</p> <ul style="list-style-type: none"> <li>(i) be in accordance with the State Planning Policy, December 2013 and relevant guidelines; and</li> <li>(ii) be certified by a suitably qualified and experienced professional.</li> </ul> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>b) Prior to commencement of use</p>
15.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> an Erosion and Sediment Control Plan (ESCP) certified by an <u>RPEQ</u> or a <u>CPESC</u> generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Urban Stormwater Quality Planning Guidelines (<u>DEHP</u>); and</li> <li>• Best Practice Erosion and Sediment Control (<u>IECA</u>).</li> </ul> <p>b) The ESCP must be implemented in accordance with Best Practice Erosion and Sediment Control for building and construction sites.</p>	<p>a) Prior to commencement of site works for each <u>Lot</u></p> <p>b) At all times during construction</p>
16.	<p><b>Site Based Construction Management Plan</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> a Site Based Construction Management Plan (CMP) prepared by the principal contractor that specifies the practices to be employed to manage the impacts that will result during construction.</p> <p>The Plan must include the practices employed to:</p> <ul style="list-style-type: none"> <li>(i) manage noise and dust generated from the site during and outside construction work hours;</li> <li>(ii) maintain waterway corridors;</li> <li>(iii) efficiently sort and minimise waste and maximise recycling opportunities;</li> <li>(iv) manage groundwater and surface water collection, treatment and disposal to accepted environmental standards;</li> <li>(v) manage rock anchors and other treatment systems used to ensure soil stability during excavation and foundation works in accordance with geotechnical reports</li> </ul>	<p>a) Prior to commencement of site works for each <u>Lot</u></p>



	<p>prepared specifically for this site; and</p> <p>(vi) manage contaminated soils, including removal, treatment, disposal and / or replacement in accordance with site remediation plans prepared and approved specifically for this site.</p> <p>Unless otherwise approved by <u>PDA</u> Development Assessment, DSDIP, 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.</p> <p>b) Undertake all work in accordance with the CMP.</p> <p>c) The CMP must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p> <p>c) As indicated</p>
17.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction.</p> <p>The TMP must include but not be limited to:</p> <ul style="list-style-type: none"> <li>• provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>• provision for parking and materials delivery during and outside of construction hours of work;</li> <li>• Planning including risk identification and assessment, staging, etc;</li> <li>• implementation;</li> <li>• monitoring and measurement;</li> <li>• management review; and</li> <li>• traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s)</li> </ul> <p>A permit will need to be sought from the <u>CoGC</u> or the Department of Transport and Main Roads as applicable prior to any temporary road closure or</p>	<p>a) Prior to commencement of site works for each <u>Lot</u></p>

	<p>road opening works.</p> <p>b) During the construction period all work shall be undertaken in accordance with the TMP which must be current and available on site at all times.</p>	<p>b) As indicated</p>
18.	<p><b>Filling and Excavation</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> an Earthworks Management Plan (EMP) certified by an <u>RPEQ</u>, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The EMP shall:</p> <ul style="list-style-type: none"> <li>• be consistent with the Erosion and Sediment Control plans;</li> <li>• where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>• provide full details of any areas where surplus soils are to be stockpiled; and</li> <li>• demonstrate that the ground floor level of the development is at least at the Q100 ARI level plus 100mm.</li> </ul> <p>b) Carry out the filling and excavation in accordance with the certified EMP required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> certification by an <u>RPEQ</u> that all filling and excavation works have been carried out in generally accordance with the EMP and that any unsuitable material encountered has been treated or replaced with suitable replacement material.</p>	<p>a) Prior to commencement of site works for each <u>Lot</u></p> <p>b) Prior to commencement of use for each <u>Lot</u></p> <p>c) Prior to commencement of use for each <u>Lot</u></p>
19.	<p><b>Retaining Walls</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> detailed engineering plans, certified by an <u>RPEQ</u> of all retaining walls 1.0m or greater in height.</p> <p>Retaining walls shall be limited in height to a maximum of 2.5m in accordance with <u>PDA Practice Note No. 10 – Plans of development</u> unless otherwise approved by the Principal Engineer</p>	<p>a) Prior to commencement of site works for each relevant <u>Lot</u></p>

	<p><u>PDA Development Assessment DSDIP</u></p> <p>b) Construct the works generally in accordance with the certified plans required in part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA Development Assessment, DSDIP</u> certification by an <u>RPEQ</u> that all retaining wall works captured by part a) of this condition have been carried out generally in accordance with the certified plans.</p>	<p>b) Prior to commencement of use for each relevant <u>Lot</u></p> <p>c) Prior to commencement of use for each relevant <u>Lot</u></p>
20.	<p><b>Vehicle Crossovers</b></p> <p>Provide vehicle crossovers to each <u>Lot</u> located generally in accordance with the approved <u>PoD</u> and <u>CoGC</u> current adopted standards or as otherwise agreed with the Principal Engineer, <u>PDA Development Assessment, DSDIP</u>.</p>	<p>Prior to commencement of use for each <u>Lot</u></p>
21.	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with the <u>CoGC</u> current adopted standards or as otherwise agreed with the Principal Engineer, <u>PDA Development Assessment, DSDIP</u>.</p>	<p>Prior to commencement of use for each <u>Lot</u></p>
22.	<p><b>Sewerage Connection</b></p> <p>Connect the development to the existing sewerage reticulation network in accordance with the <u>CoGC</u> current adopted standards or as otherwise agreed with the Principal Engineer, <u>PDA Development Assessment, DSDIP</u>.</p>	<p>Prior to commencement of use for each <u>Lot</u></p>
23.	<p><b>Stormwater Drainage</b></p> <p>a) Connect each building and or <u>Lot</u> to a lawful point of discharge in accordance with the <u>CoGC</u> current adopted standards.</p> <p>b) Stormwater reticulation within the site must be designed by an <u>RPEQ</u> or a suitably qualified hydraulic specialist.</p>	<p>a) Prior to commencement of use for each <u>Lot</u></p> <p>b) <u>As indicated</u></p>
24.	<p><b>Outdoor Lighting</b></p> <p>Any proposed external lighting is to be designed and installed in accordance with <i>AS4282-1997 Control of the</i></p>	<p>Prior to commencement of use for each <u>Lot</u> and maintained</p>

	<i>Obtrusive Effects of Outdoor Lighting.</i>	
25.	<p><b>Electricity</b></p> <p>(a) Connect each development to the existing electrical reticulation network in accordance with Energex adopted standards.</p> <p>(b) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> certification from an <u>RPEQ</u> that the electrical connection works have been constructed generally in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use for each <u>Lot</u></p> <p>b) Prior to building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
26.	<p><b>Telecommunications</b></p> <p>a) Connect each development to the existing telecommunications reticulation network in accordance with the relevant service provider's adopted standards.</p> <p>b) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> certification from an <u>RPEQ</u> or suitably licensed contractor that the telecommunications connection works have been constructed generally in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use for each <u>Lot</u></p> <p>b) Prior to building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier</p>
27.	<p><b>Broadband</b></p> <p>Provide broadband infrastructure to the development in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of use for each <u>Lot</u>
28.	<p><b>Damage and Repairs</b></p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.</p>	Prior to commencement of use for each <u>Lot</u>
29.	<p><b>Service Conduits &amp; Mains</b></p> <p>Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing</p>	Prior to commencement of use for each <u>Lot</u>

	mains, services or installations required in connection with the approved development.	
30.	<p><b>Monetary contribution and recognition of 'works-in-kind'</b></p> <p>a) The applicant will provide and construct all works and structures where the development is:</p> <ul style="list-style-type: none"> <li>(i) permanent or temporary; and</li> <li>(ii) associated with the Commonwealth Games Village; and</li> <li>(iii) within the Parklands Priority Development Area.</li> </ul> <p>b) For constructing the works and structures referred to in (a) above, the applicant will receive a credit for the first \$15,000,000.00 payable for infrastructure charges for water and wastewater networks. The applicant will be responsible for the payment of any water and wastewater infrastructure charges calculated for the development referred to in (a) in excess of the \$15,000,000.00 credit. For the purposes of calculating the infrastructure charges for water and wastewater, the Gold Coast City Council Adopted Infrastructure Charges Resolution No. 1 of 2011 (Version 1.3) will be used. No other infrastructure charges will be payable for the development referred to in (a) above.</p> <p>c) Any development not referred to in (a) and (b) above must commit infrastructure contributions in accordance with the City of Gold Coast Adopted Infrastructure Charges Resolution No. 1 of 2011 (Version 1.3) or the relevant Adopted Infrastructure Charges Resolution at the time of the development will be used.</p>	<p>a) As required by the relevant conditions</p> <p>b) As required by the relevant conditions</p> <p>c) At all times</p>
<b>PDA Development Conditions – Reconfiguration of a Lot (ROL)</b>		
31.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.</p>	At all times
32.	<p><b>Certification of <u>Operational Works</u></b></p> <p>All <u>operational works</u> undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <u>DSDIP Certification</u></p>	As indicated

	<i>Procedures Manual.</i>	
33.	<b>Partial Road Closure - Parklands Drive</b>  Prior to works being undertaken for the Civic Park as illustrated on the <i>POD - Land Use Plan, POD-MP-103 [P8]</i> , dated 12.06.14 provide evidence to <u>PDA</u> Development Assessment, <u>DSDIP</u> that the area identified for 'partial road closure' on the stamped approved <i>Proposed Reconfiguration of Lot 4 on SP267761</i> , BRMM6549.000-008, Rev H has been gazetted closed.	As indicated
34.	<b>Road Naming</b>  Submit to <u>PDA</u> Development Assessment, <u>DSDIP</u> a schedule of street names approved by the <u>CoGC</u> .	Prior to survey plan endorsement
35.	<b>Entry Walls or Features</b>  The provision of entry walls or features is prohibited on road reserves, drainage reserves or parkland unless otherwise approved by the Principal Engineer <u>PDA</u> , Development Assessment, <u>DSDIP</u> .	As indicated
36.	<b>Road Closures and Openings</b>  Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan.  The closure may remain effective until the road works are accepted <u>On Maintenance</u> , or unless otherwise agreed by the Principal Engineer <u>PDA</u> , Development Assessment, <u>DSDIP</u> .	As indicated
37.	<b>Land Dedication - Parkland</b>  Dedicate Lots 901, 902, 903, 904, and 905 as public use land (park) by showing these lots on the survey plan as public use land (park).	At survey plan endorsement
38.	<b>Land Dedication</b>  Demonstrate to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> that land to be dedicated to the <u>CoGC</u> for public use is not registered	Prior to survey plan endorsement

	on either the Environmental Management Register or the Contaminated Land Register.	
39.	<p><b>Compliance Assessment – Infrastructure Staging</b></p> <p>a) Submit for compliance assessment to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> a proposed staging plan for all infrastructure works required by this development approval.</p> <p>b) Implement the works generally in accordance with the infrastructure staging plan or as otherwise agreed to by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u>.</p>	<p>a) Prior to commencement of works for the first stage</p> <p>b) As indicated</p>
40.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> an Erosion and Sediment Control Plan (ESCP) certified by an <u>RPEQ</u> or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Urban Stormwater Quality Planning Guidelines 2010 (DEHP);</li> <li>• Best Practice Erosion and Sediment Control (IECA).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
41.	<p><b>Site Based Construction Management Plan</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that includes but is not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>• provision for the management of traffic around and through the site during and outside of construction work hours in accordance with the <i>Traffic Management Plan</i> Condition required by this approval;</li> <li>• management of noise and dust generated from the site during and outside construction work hours;</li> <li>• management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved</li> </ul>	<p>a) Prior to commencement of works for each stage</p>



	<p>specifically for this site; and</p> <p>Unless otherwise approved by <u>PDA</u> Development Assessment, DSDIP 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.</p> <p>b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
42.	<p><b>Compliance Assessment - Parks, Open Space and Public Realm Landscape Works</b></p> <p>a) Submit for compliance assessment to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> detailed landscape plans certified by an <u>AILA</u> accredited landscape architect for any <u>permanent works</u> within the proposed parks, open space and public realm areas, including footpaths, public movement areas and easements, generally in accordance the stamped approved <u>plans and documents</u>, <u>PDA Guideline No. 12 – Park planning and design</u> and <u>Guideline no. 6 – Street and Movement Network</u> except to the extent varied by the <u>PoD</u>, and the following <u>related approvals</u>:</p> <ul style="list-style-type: none"> <li>(i) DEV2013/513 - Water Sensitive Urban Design - Stormwater Quality Treatment;</li> <li>(ii) DEV2013/514 - Bulk Earthworks and Erosion and Sediment Control; and</li> <li>(iii) DEV2013/534 - Landscape Early Works Infrastructure.</li> </ul> <p>For the purposes of this <u>PoD</u>, Main Park is defined as a 'district recreation park'.</p> <p>The detailed landscape plans shall where appropriate document the following.</p> <ul style="list-style-type: none"> <li>• Existing contours or site levels, services and features.</li> <li>• Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters).</li> <li>• Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions.</li> </ul>	<p>a) Prior to the commencement of works for each stage</p>

	<ul style="list-style-type: none"> <li>• Locations of electricity and water connections to the park.</li> <li>• Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access.</li> <li>• Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment.</li> <li>• Trees and plants, including species, size and location generally in accordance with the <u>CoGC "Landscape Strategy Part 1 - Landscape Character: Guiding the Image of the City - Character Area 5.0 Southport"</u>.</li> <li>• Public lighting in accordance with AS1158 – "Lighting for Roads and Public Spaces" and AS4282 – "Control of the Obtrusive Effects of Outdoor Lighting".</li> </ul> <p>b) Construct the works generally in accordance with the endorsed plans/documents required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, 'As Constructed' plans and an asset register in a format acceptable to <u>CoGC</u>.</p> <p>d) Provide certification from an <u>AILA</u> accredited landscape architect, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.</p>	<p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
43.	<p><b>Compliance Assessment – Civic Park</b></p> <p>a) Submit for compliance assessment to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> detailed landscape plans certified by an <u>AILA</u> accredited landscape architect for the <u>permanent works</u> including park embellishments required to facilitate the Civic Park outlined in section 5.2.10 of the stamped approved <u>plans and documents</u>, generally in accordance with <u>PDA Guideline No. 12 – Park planning and design</u> except to the extent varied by the <u>PoD</u>.</p> <p>For the purposes of this <u>PoD</u>, Civic Park is defined as a 'civic park'.</p>	<p>a) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer <u>PDA</u>, Development Assessment, <u>DSDIP</u></p>

	<p>b) Construct the works generally in accordance with the endorsed plans/ documents required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, 'As Constructed' plans and an asset register in a format acceptable to <u>CoGC</u>.</p> <p>d) Provide certification from an <u>AILA</u> accredited landscape architect, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.</p>	<p>b) Within nine (9) months following the <u>GC2018</u> or as otherwise agreed by the Principal Engineer <u>PDA</u>, Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
44.	<p><b>Compliance Assessment – Roadworks</b></p> <p>a) Submit for compliance assessment to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> detailed functional road layout plans, etc. for internal roads, including cross sections, intersection treatments, cycleways and pedestrian footpaths generally in accordance with the stamped approved <u>plans and documents</u>, <u>PDA Guideline No. 06 – Street and movement network</u> unless otherwise agreed to by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> and as illustrated on the following approved plans and <u>related approvals</u>:</p> <p>(i) Access &amp; Parking Plans:</p> <p>a. 1.0 Proposed Road Hierarchy Rev D dated 16/05/14; and</p> <p>b. 2.0 Active Transport Plan Rev D dated 16/05/14.</p> <p>(ii) Figure 3 - Lot Layout Plan (As Amended in Red by MEDQ 26/06/14) POD-MP-102[P8] dated 12/06/14 prepared by Arkhefield, Arm &amp; Archipelago</p> <p>(iii) DEV2013/515 – Trunk Infrastructure (Roadworks, Stormwater, Sewer and Water Reticulation); and</p> <p>(iv) DEV2013/517– Traffic Signals</p> <p>The functional layout plans shall include the following:</p> <ul style="list-style-type: none"> <li>• Traffic signals at locations designated on 1.0 Proposed Road Hierarchy Plan Rev D dated 16/05/14 prepared by Cardno; and</li> </ul>	<p>a) Prior to the commencement of works for the first Lot and/or Stage</p>

	<ul style="list-style-type: none"> <li>• Separated cycleways on Hospital Boulevard and First Street West .</li> </ul> <p>b) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u>, roadworks design and construction drawings certified by an <u>RPEQ</u> generally in accordance with <u>PDA Guideline No. 13 Engineering standards - Major and Minor roads</u>, Austroads: "Guide to Traffic Management Part 10: Traffic Control &amp; Communication Devices", TMR Separated Cycleways Guideline 2014 and the endorsed functional road layout plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> 'as-constructed' plans, an asset register and test results in a format acceptable to <u>CoGC</u>.</p> <p>e) Provide certification from an <u>RPEQ</u> that all road works have been constructed generally in accordance with this condition.</p>	<p>b) Prior to the commencement of works for each Lot and/ or Stage</p> <p>c) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>d) Prior to survey plan endorsement</p> <p>e) Prior to survey plan endorsement</p>
45.	<p><b>Traffic Management Plan</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u> a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction.</p> <p>The TMP must include but not be limited to:</p> <ul style="list-style-type: none"> <li>• provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>• provision for parking and materials delivery during and outside of construction hours of work;</li> <li>• Planning including risk identification and assessment, staging, etc.;</li> <li>• implementation;</li> <li>• monitoring and measurement;</li> </ul>	<p>a) Prior to commencement of site works</p>

	<ul style="list-style-type: none"> <li>management review; and</li> <li>traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s)</li> </ul> <p>A permit will need to be sought from the <u>CoGC</u> or the Department of Transport and Main Roads as applicable prior to any temporary road closure or road opening works.</p> <p>b) During the construction period all work shall be undertaken generally in accordance with the TMP which must be current and available on site at all times.</p>	<p>b) As indicated</p>
46.	<p><b>Filling and Excavation</b></p> <p>a) Submit to the Principal Engineer PDA Development Assessment DSDIP an Earthworks Management Plan (EMP) certified by an <u>RPEQ</u> generally in accordance with the <u>related approval</u> DEV2013/514 - Bulk Earthworks and Erosion and Sediment Control plans and AS3798 - 1996 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>.</p> <p>b) Carry out the filling and excavation works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, PDA Development Assessment, <u>DSDIP</u> certification by an <u>RPEQ</u> that all filling and excavation works have been carried out in generally accordance with the EMP and any unsuitable material encountered has been treated or replaced with suitable replacement material.</p>	<p>a) Prior to commencement of works or as otherwise agreed by the Principal Engineer PDA Development Assessment, DSDIP</p> <p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p>
47.	<p><b>Retaining Walls - Public Realm</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> detailed engineering plans, certified by an <u>RPEQ</u> of all retaining walls 1.0m or greater in height.</p> <p>Retaining walls shall be limited in height to a</p>	<p>a) Prior to commencement of site works for the relevant stage</p>

	<p>maximum of 2.5m in accordance with <u>PDA Practice Note No. 10 – Plans of development</u> unless otherwise approved by the Principal Engineer</p> <p><u>PDA Development Assessment DSDIP</u></p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition;</p> <p>c) Submit to the Principal Engineer, <u>PDA Development Assessment DSDIP</u> certification by an <u>RPEQ</u> that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA Development Assessment, DSDIP</u></p> <p>c) Prior to survey plan endorsement</p>
48.	<p><b>Street Lighting</b></p> <p>Design and install a street lighting system (including connections and energising) certified by an <u>RPEQ</u> to all roads, including footpaths/bikeways within road reserves.</p> <p>The design and construction of the street lighting system must</p> <ul style="list-style-type: none"> <li>(i) meet the relevant standards of the electricity supplier;</li> <li>(ii) be acceptable to the electricity supplier as 'Rate 2 Public Lighting';</li> <li>(iii) be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' and AS4282 – "Control of the Obtrusive Effects of Outdoor Lighting".</li> <li>(iv) be endorsed by the <u>CoGC</u> as the Energex 'billable customer'</li> </ul>	<p>Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA Development Assessment, DSDIP</u></p>
49.	<p><b>Water Reticulation</b></p> <p>a) Submit to the Principal Engineer, <u>PDA Development Assessment DSDIP</u> detailed water reticulation design plans certified by an <u>RPEQ</u> in accordance with the current <u>SEQ Water Supply and Sewerage Design and Construction Guidelines</u> and generally in accordance with the following <u>related approval</u> and approved plans:</p> <ul style="list-style-type: none"> <li>(i) DEV2013/ 515 - Trunk Infrastructure (Roadworks, Stormwater, Sewer and Water Reticulation);</li> <li>(ii) Water Reticulation Layout Plans Dwg Nos.</li> </ul>	<p>a) Prior to commencement of works for each stage</p>

	<p>CAR-CV-SKT-0500-0501 Rev B dated March 2014 prepared by Cardno;</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the <u>CoGC</u> current adopted standards.</p> <p>d) Provide verification by an <u>RPEQ</u> that all works have been completed in accordance with the certified plans.</p>	<p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer <u>PDA</u> Development Assessment <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
50.	<p><b>Sewer Reticulation</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> detailed sewer reticulation design plans certified by an <u>RPEQ</u> in accordance with the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i> and generally in accordance with the following <u>related approval</u> and approved plans:</p> <p>(i) DEV2013/515 - Trunk Infrastructure (Roadworks, Stormwater, Sewer and Water Reticulation);</p> <p>(ii) Sewer Reticulation Layout Plans Dwg Nos.CAR-CV-SKT-0400-0401 Rev B dated March 2014 prepared by Cardno</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with the <u>CoGC</u> current adopted standards.</p> <p>d) Provide verification by an <u>RPEQ</u> that all works have been completed in accordance with the</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) Nine (9) months prior <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>



	certified plans.	
51.	<p><b>Stormwater Management (Quality)</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u>, design and construction drawings for the proposed stormwater treatment devices certified by an <u>RPEQ</u> and an <u>AILA</u> accredited Landscape Architect generally in accordance with <u>PDA Guideline No. 13 Engineering standards - Stormwater quality</u>, and the following <u>related approvals</u>:</p> <ul style="list-style-type: none"> <li>(i) DEV2013/513 - Water Sensitive Urban Design - Stormwater Quality Treatment;</li> <li>(ii) DEV2013/534 - Landscape Early Works Infrastructure;</li> <li>(iii) DEV2013/514 - Bulk Earthworks and Erosion and Sediment Control;</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> 'as constructed' drawings and an asset register in a format acceptable to the <u>CoGC</u>.</p> <p>d) Provide certification by an <u>RPEQ</u> and an <u>AILA</u> accredited Landscape Architect that the works have been completed in accordance with parts a) and b) of this condition.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
52.	<p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> detailed design plans and hydraulic calculations certified by an <u>RPEQ</u> for the proposed stormwater drainage system generally in accordance with <u>PDA Guideline No. 13 Engineering standards - Stormwater quantity</u> and the following <u>related approval</u> and approved document/plans.</p> <ul style="list-style-type: none"> <li>(i) DEV2013/515 - Trunk Infrastructure (Roadworks, Stormwater, Sewer and Water Reticulation);</li> <li>(ii) Stormwater Drainage Layout Plans Dwg Nos. CAR-CV-SKT-0300-0301 Rev B dated March 2014 prepared by Cardno;</li> </ul>	<p>a) Prior to commencement of works for each stage</p>

	<p>(iii) Flooding and Hydraulics Report F007-AA005621-AAR-03 dated 20/08/13 prepared by Hyder Consulting</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> "as constructed" plans including an asset register and test results in a format acceptable to the <u>CoGC</u>.</p> <p>d) Provide certification by an <u>RPEQ</u> that the works have been completed in accordance with parts a) and b) of this condition.</p>	<p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
53.	<p><b>Restoration Works - Civic Park</b></p> <p>Demolish and remove road pavement and assorted infrastructure and grass seed to finish generally in accordance with the following approved plan;</p> <ul style="list-style-type: none"> <li>• Make Good Works Layout Plan CAR-CV-SKT-0800 Rev B dated March 2014 prepared by Cardno.</li> </ul>	<p>Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p>
54.	<p><b>Easements over Infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes <u>contributed assets</u>.</p> <p>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 <u>contributed assets</u>.</p>	<p>Prior to survey plan endorsement for the relevant stage</p>
55.	<p><b>Electricity</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> detailed electrical reticulation design plans endorsed by Energex</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal</p>

	<p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> certification from a RPEQ that the electrical reticulation works have been constructed generally in accordance with parts a) and b) of this condition.</p>	<p>Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p>
56.	<p><b>Telecommunications</b></p> <p>a) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> detailed telecommunications reticulation design plans endorsed by NBN Co.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> certification from an <u>RPEQ</u> that the telecommunications reticulation works have been constructed generally in accordance with parts a) and b) of this condition.</p>	<p>a) Prior to commencement of works for each stage</p> <p>b) Nine (9) months prior to the commencement date of <u>GC2018</u> or as otherwise agreed by the Principal Engineer <u>PDA</u> Development Assessment <u>DSDIP</u></p> <p>c) Prior to survey plan endorsement</p>
57.	<p><b>Broadband</b></p> <p>Provide to the Principal Engineer, <u>PDA</u> Development Assessment <u>DSDIP</u> 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.</p>	<p>Prior to commencement of works for each stage</p>
58.	<p><b>Damage and Repairs</b></p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur</p>	<p>Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u></p>

	during any works carried out in association with the approved development.	Development Assessment, <u>DSDIP</u>
59.	<b>Service Conduits &amp; Mains</b>  Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Nine (9) months prior to <u>GC2018</u> or as otherwise agreed by the Principal Engineer, <u>PDA</u> Development Assessment, <u>DSDIP</u>
60.	<b>Stormwater Management</b>  Manage stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), without causing erosion, without creating any ponding and without causing any actionable nuisance to upstream or downstream properties.  Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination.	At all times during the construction of works

## 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* (eg 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.

**\*\*End of Package\*\***