



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2012/298

27 February 2015

Economic Development Queensland
C/- Mr Mitchell Hendricks
Wolter Consulting Group Pty
PO Box 436
NEW FARM QLD 4005

Dear Mr Hendricks

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (1 INTO 238 RESIDENTIAL LOTS), PARKS, NEW ROAD AND BALANCE LOT WITH A PLAN OF DEVELOPMENT AT ROGHAN ROAD, FITZGIBBON DESCRIBED AS LOT 5013 ON SP269196 (FORMERLY LOT 6 ON SP259786 AND LOT 5010 ON SP246550)

On 27 February 2015 the Minister for Economic Development Queensland (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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdiq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Lyndy Rapson
A/Director, EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	Roghan Road, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	5013	SP269196
	Formerly 6	SP259786
	5010	SP246550
PDA development application details		
DEV reference number	DEV2012/298	
'Properly made' date	22 December 2014	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Subdivision of 1 into 238 residential lots, parks, new road, balance lots with plan of development	

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	29 May 2013
Change to approval date	27 February 2015
Currency period	4 years from the Original Decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Development - Area G Fitzgibbon Chase	ULD037 DA02.02, Issue N	01.10.14
Plans and documents previously approved on 17 July 2014		Number (if applicable)	Date (if applicable)
1.	Plan of Reconfiguration - Area G Sheet 1 of 4	PL1336/G-05-J	01-06-2012
2.	Plan of Reconfiguration - Area G Sheet 2 of 4	PL1336/G-05-J	04-06-2012
3.	Plan of Reconfiguration - Area G Sheet 3 of 4	PL1336/G-05-J	04-06-2012
4.	Plan of Reconfiguration - Area G Sheet 4 of 4	PL1336/G-05-J	04-06-2012
5.	Landscape Concept Plan	SK02 Rev G	03/10/12
6.	Recreation Park Concept Plan	SK03 Rev G	03/10/12
7.	Landscape Concept Plan - Sections	SK04 Rev G	03/10/12
8.	Landscape Concept Plan - Sections	SK05 Rev G	03/10/12
9.	Fitzgibbon Chase - Area G Landscape Concept Plan - Bio Retention Basin	LP01 Rev A	12.06.2014
10.	Batter Extents Layout Plan Sheet 1 of 3	B12188-SK16, Issue A	12.05.14
11.	Batter Extents Layout Plan Sheet 2 of 3	B12188-SK17, Issue A	12.05.14
12.	Batter Extents Layout Plan Sheet 3 of 3	B12188-SK18, Issue A	12.05.14
13.	(I) Urban 2 02 (8.5-8.75)	ULD037 DA 03.09 issue C	24/12/13
14.	(L) Terrace A 3 01 (8.0)	ULD037 DA 03.14 issue B	06/01/14

Plans and documents previously approved on 29 May 2013		Number (if applicable)	Date (if applicable)
1.	Fitzgibbon UDA Impacts of Proposed Works Within Carseldine drain Between Areas E2 and G on 100 Year Flood Levels	0541-06-A	20 April 2010
2.	Roadworks Layout Plan Sheet 1 of 3	B12188-SK04 Issue A	02.05.13 (As Amended in Red 15.5.13)
3.	Roadworks Layout Plan Sheet 2 of 3	B12188-SK05 Issue A	02.05.13 (As Amended in Red 15.5.13)
4.	Roadworks Layout Plan Sheet 3 of 3	B12188-SK06 Issue A	02.05.13 (As Amended in Red 15.5.13)
5.	Norris Road & Telegraph Road Intersection Layout Plan	ULDSFCG1 - SK02 Rev B	21/10/11
6.	Stormwater Drainage Layout Plan Sheet 1 of 3	B12188-SK07 Issue A	02.05.13
7.	Stormwater Drainage Layout Plan Sheet 2 of 3	B12188-SK08 Issue A	02.05.13
8.	Stormwater Drainage Layout Plan Sheet 3 of 3	B12188-SK09 Issue A	02.05.13
9.	Sewerage Reticulation Layout Plan Sheet 1 of 3	B12188-SK10 Issue A	02.05.13
10.	Sewerage Reticulation Layout Plan Sheet 2 of 3	B12188-SK11 Issue A	02.05.13
11.	Sewerage Reticulation Layout Plan Sheet 3 of 3	B12188-SK12 Issue A	02.05.13
12.	Water Reticulation Layout Plan Sheet 1 of 3	B12188-SK13 Issue A	02.05.13
13.	Water Reticulation Layout Plan Sheet 2 of 3	B12188-SK14 Issue A	02.05.13
14.	Water Reticulation Layout Plan Sheet 3 of 3	B12188-SK15 Issue A	02.05.13
15.	450 dia Trunk Water Main Deviation Title Sheet	C600 Rev P	
16.	450 dia Trunk Water Main Deviation Locality Plan	C601 Rev L	07.01.11
17.	450 dia Trunk Water Main Deviation Layout - Sheet 1 of 2	C602 Rev O	09.11.10
18.	450 dia Trunk Water Main Deviation Layout - Sheet 2 of 2	C603 Rev P	09.11.10
19.	450 dia Trunk Water Main Deviation Live Connection Details and Sections	C604 Rev Q	05.03.13

20.	450 dia Trunk Water Main Deviation Longitudinal Section	C605 Rev J	03.02.11
21.	450 dia Trunk Water Main Deviation Cross Sections	C606 Rev J	08.02.11
22.	450 dia Trunk Water Main Deviation Air Valve Pit & Thrust Blocks & Culvert Crossings Details	C607 Rev J	08.02.11
23.	Carseldine Drain Locality Plan	B13067 - SK01	05.04.13
24.	Carseldine Drain Layout Plan	B13067 - SK02	05.04.13
25.	Carseldine Drain Sections	B13067 - SK03	05.04.13
26.	ULDA Fitzgibbon Development - Review of Bulk Earthworks for Areas C, E, F & G letter	0541-02-I	15 April 2010
27.	Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G	Rev No. 1	17 March 2010
28.	Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 - Sewer layout plan	January 2009
29.	Proposed Fitzgibbon Chase - "Areas B, C, E and G" Preliminary Environmental Noise Impact Assessment	25850 R08	6 th November 2009
30.	(H) Urban 2 06 (11.0)	ULD037 DA 03.01 issue B	07/12/12
31.	(H) Urban 3 04 (10.5)	ULD037 DA 03.02 issue B	07/12/12
32.	(H) Urban 3 06 (10.5)	ULD037 DA 03.03 issue B	07/12/12
33.	(I) Urban 2 01 (7.5)	ULD037 DA 03.04 issue C	12/12/12
34.	(I) Urban 2 02 (7.5)	ULD037 DA 03.05 issue B	07/12/12
35.	(I) Urban 3 02 (7.5)	ULD037 DA 03.06 issue B	07/12/12
36.	(I) Urban 2 03 (7.5)	ULD037 DA 03.07 issue B	07/12/12
37.	(I) Urban 3 01 (7.5)	ULD037 DA 03.08 issue B	07/12/12
38.	(I) Urban 3 01 (8.5-8.75)	ULD037 DA 03.10 issue B	07/12/12
39.	(I) Urban 2 02 (7.5)	ULD037 DA 03.11 issue B	07/12/12
40.	(J) Urban 2 07 (7.3-10.7)	ULD037 DA 03.12 issue B	07/12/12
41.	(J) Urban Nano 2 05	ULD037 DA 03.13 issue A	07/12/12
42.	(M) Terrace 2 02 (7.5)	ULD037 DA 03.15 issue A	07/12/12
43.	(M) Terrace 3 02 (7.5)	ULD037 DA 03.16 issue A	07/12/12

44.	(M) Terrace 4 02 (7.5)	ULD037 DA 03.17 issue A	07/12/12
45.	(N) Terrace (4.5)	ULD037 DA 03.18 issue A	07/12/12
46.	(O) Nano 3 01 (6.7)	ULD037 DA 03.19 issue B	07/12/12
47.	(P) Nano Left 1 01 (4.7)	ULD037 DA 03.20 issue A	07/12/12

PDA Development Conditions

No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement of each stage
2	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant Economic Development Queensland (EDQ) or other approval required by the conditions.	As indicated
3	Construction Management Plan a) Submit to Principal Engineer, PDA Development Assessment, DSDIP a site based construction management plan that will include but not be limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ provision for parking and materials delivery during and outside of construction hours of work ▪ management of dust generated from the site during and outside construction work hours ▪ management of sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) ▪ management of groundwater and surface water collection, treatment and disposal ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed ▪ provision for the protection of the adjacent protected bushland during construction activities and ▪ Powerlink requirements within respect to works in the vicinity of an electricity easement. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that	a) Prior to commencement of site works of each stage

	all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
4	Vegetation Clearing – Bio-Detention Basin a) Vegetation identified for removal on the Fitzgibbon Chase – Area G Landscape Concept Plan – Bio-Retention Basin, drawing number LP01, Rev A, dated 12.06.2014. does not require further development approvals provided the protection, rehabilitation and offset requirements of the <i>Fitzgibbon Bushland Management Plan (Version 2)</i> dated October 2011 are complied with. b) All vegetation to be retained is to be protected by suitable tree protection fencing. c) A suitably qualified or experienced fauna spotter/catcher must be present during all vegetation clearing. d) Submit to PDA Development Assessment a Rehabilitation Plan prepared by a suitably qualified professional demonstrating compliance with a) and b) of this condition and showing: ▪ The location and number of significant vegetation removed; ▪ The location and number of offset trees planted in accordance with the <i>Fitzgibbon Bushland Management Plan (Version 2)</i> dated October 2011.	a) As indicated b) As indicated c) At all times during site works d) Within 6 months of the commencement of use
5	Fauna Crossing a) Submit to Principal Engineer, PDA Development Assessment, DSDIP detailed fauna crossing design plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Landscape Concept Plan - Sections Dwg No. SK04 Rev F both dated 03/10/12 and Fitzgibbon Chase – Area G Landscape Concept Plan – Bio-Retention Basin, drawing number LP01, Rev A, dated 12.06.2014. b) Construct the works in accordance with the submitted plans from part a) of this condition. c) Submit to Principal Engineer, PDA Development	a) Prior to commencement of works b) Prior to survey plan endorsement of each stage c) Prior to survey plan

	Assessment, DSDIP "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil), in accordance with parts a) and b) of this condition	endorsement of each stage
6	Landscape Works in Park a) Submit to Principal Engineer, PDA Development Assessment, DSDIP a detailed Landscape Plan certified by a suitably qualified landscape architect (AILA) for improvement works within the proposed parkland generally in accordance with the approved Landscape Concept Plan SK02 Rev F dated 03/10/12, Recreation Park Concept Plan SK03 Rev F dated 03/10/12, Landscape Concept Plan Sections SK04 Rev F dated 03/10/12, Landscape Concept Plan Sections SK05 Rev F dated 03/10/12 and Fitzgibbon Chase - Area G Landscape Concept Plan - Bio-Retention Basin, drawing number LP01, Rev A, dated 12.06.2014. Also the requirements detailed in <i>Brisbane City Plan 2000 - Planning Scheme Policy 1, Subdivision and Development Guidelines</i>, and current Australian Standards and is to document the following: Existing contours or site levels. ▪ Location of existing under- and above-ground services within the proposed parkland (eg. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (eg. Interface with roads or water bodies, retaining walls or batters). New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards along park frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland.	a) Prior to commencement of site works

	▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Construct the works in accordance with the submitted drawings from part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the DSDIP that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the Principal Engineer, PDA Development Assessment, DSDIP to arrange an Off Maintenance inspection.	b) Prior to survey plan endorsement c) As indicated d) As indicated
7	Transfer and surrender to the Crown Transfer and surrender to the Crown as "park for public use" proposed Lots 900, 901 and 902.	Prior to survey plan endorsement of each stage
8	Acoustic requirements a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of Lots 15 to 27 in accordance with the recommendations made in Part 7 of the approved report Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009. b) Submit to Principal Engineer, PDA Development Assessment, DSDIP evidence that further acoustic requirements will be included within future house construction as identified in the approved Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009.	a) Prior to survey plan endorsement of each stage b) Prior to survey plan endorsement of each stage

9	Water – Internal a) Submit to Principal Engineer, PDA Development Assessment, DSDIP engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved <i>Queensland Urban Utilities (QUU) Water Servicing Plan of the Fitzgibbon Urban Development Areas B, C, E1, E2, F & G</i> Rev No. 1 dated 17th March 2010 and Water Reticulation Layout Plan Sheet 1 of 3 number B12188-SK13 Issue A dated 02.05.13, Water Reticulation Layout Plan Sheet 2 of 3 number B12188-SK14 Issue A dated 02.05.13 and Water Reticulation Layout Plan Sheet 3 of 3 number B12188-SK15 Issue A dated 02.05.13 b) Construct water reticulation in accordance with part a) of this condition c) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with parts (a) and (b) above.	a) Prior to commencement of site works of each stage b) Prior to survey plan endorsement of each stage c) Prior to survey plan endorsement of each stage
10	Water Trunk a) Construct the Norris Road 450 dia trunk water main deviation in generally accordance with the approved 450 dia Trunk Water Deviation Plans endorsed by Queensland Urban Utilities and prepared by ETS listed below: ▪ Title Sheet number C600 Rev P; ▪ Locality Plan number C601 Rev L dated 07.01.11; ▪ Layout - Sheet 1 of 2 number C602 Rev O dated 09.11.10; ▪ Layout - Sheet 2 of 2 number C603 Rev P dated 09.11.10; ▪ Live Connection Details and Sections number C604 Rev Q dated 05.03.13; ▪ Longitudinal Section number C605 Rev J dated 03.02.11; ▪ Cross Sections number C606 Rev J dated 08.02.11; ▪ Air Valve Pit & Thrust Blocks & Culvert Crossings Details number C607 Rev J dated 08.02.11; and and in accordance with QUU construction standards. b) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the	a) Prior to survey plan endorsement of each stage b) Prior to survey plan endorsement of each stage

	works have been completed in accordance with part (a) above.	
11	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Lot 900 in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> .	Prior to survey plan endorsement of each stage
12	Sewerage reticulation a) Submit to Principal Engineer, PDA Development Assessment, DSDIP detailed engineering plans certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 - Sewer layout plan dated January 2009 and Sewerage Reticulation Layout Plan Sheet 1 of 3 number B12188-SK10 Issue A dated 02.05.13, Sewerage Reticulation Layout Plan Sheet 2 of 3 number B12188-SK11 Issue A dated 02.05.13 and Sewerage Reticulation Layout Plan Sheet 3 of 3 number B12188-SK12 Issue A dated 02.05.13 to WSA 02-2002 Sewerage Code of Australia V2.3 standards. b) Construct sewerage reticulation in accordance with part a) of this condition. c) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been constructed in accordance with parts a) and b) above.	a) Prior to commencement of site works of each stage b) Prior to survey plan endorsement of each stage c) Prior to survey plan endorsement of each stage
13	Stormwater Management Submit to Principal Engineer, PDA Development Assessment, DSDIP a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> ▪ <i>Part C Site Based Stormwater Management Plan</i> ▪ <i>Part B Infrastructure Elements and</i> ▪ <i>Part C Water Quality Management Guidelines.</i>	Prior to the commencement of site works of each stage
14	Stormwater System a) Submit to Principal Engineer, PDA Development Assessment, DSDIP designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the	a) Prior to the commencement of site works of each stage

	approved Stormwater Drainage Layout Plan Sheets 1 of 3 number B12188-SK07 Issue A dated 02.05.13, Sheet 2 of 3 number B12188-SK08 Issue A dated 02.05.13 and Sheet 3 of 3 number B12188-SK09 Issue A dated 02.05.13, and Brisbane City Council's Subdivision and Development Guidelines 2008. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits. b) Construct the works in accordance with the detailed plans required by part a) of this condition c) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement of each stage c) Prior to survey plan endorsement of each stage
15	Flood Management a) Submit to Principal Engineer, PDA Development Assessment, DSDIP detailed engineering design plans certified by a Registered Professional Engineer of Queensland (RPEQ) for Carseldine Drain generally in accordance with the following plans • Carseldine Drain Locality Plan number B13067 – SK01 dated 05.04.13; • Carseldine Drain Layout Plan number B13067 – SK02 dated 05.04.13; and • Carseldine Drain Sections number B13067 – SK03 dated 05.04.13. b) Submit to Principal Engineer, PDA Development Assessment, DSDIP detailed engineering design plans certified by a Registered Professional Engineer of Queensland (RPEQ) for Norris Road Extension Culvert generally in accordance with the approved: • ULDA Fitzgibbon Development - Review of Bulk Earthworks for areas C, E, F & G letter reference number 0541-02-I dated 15th April 2010; and • Fitzgibbon UDA - Impacts of Proposed Works within	a) Prior to the commencement of site works of each stage b) Prior to the commencement of site works of each stage

	Carseldine Drain between Areas E2 & G on 100 Year ARI Flood Levels letter reference 0541-06-A dated 20 April 2010. c) Construct the Carseldine drain works in accordance with part a) of this condition. d) Construct Norris Road Extension Culvert in accordance with part b) only after the completion of part c) of this condition. e) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	c) Prior to survey plan endorsement of each stage d) Prior to survey plan endorsement of each stage e) Prior to survey plan endorsement of each stage
16	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of Economic Development Queensland (EDQ).	Prior to survey plan endorsement of each stage
17	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where a lot is 300m² or less and the lot adjoins another lot 300m² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement of each stage

18	Filling and Excavation a) Submit to Principal Engineer, PDA Development Assessment, DSDIP an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's Filling and Excavation Code and Subdivision and Development Guidelines. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm and a minimum height of 200mm above the minimum deck level of the Norris Road Extension culvert crossings in Carseldine Drain in addition to flood immunity requirements as recommended in the approved Fitzgibbon UDA - Impacts of Proposed Works within Carseldine Drain between Areas E2 & G on 100 Year ARI Flood Levels letter reference 0541-06-A dated 20 April 2010. b) Submit to Principal Engineer, PDA Development Assessment, DSDIP certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels have complied with part a) of this condition.	a) Prior to commencement of works of each stage b) Prior to survey plan endorsement of each stage
19	Soil Erosion and Sediment Control a) Submit to Principal Engineer, PDA Development Assessment, DSDIP an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works of each stage b) At all times during site works
20	Roadworks - Internal a) Submit to Principal Engineer, PDA Development Assessment, DSDIP drawings of all proposed road works including vehicle parking bays certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the approved Roadworks Layout Plan Sheet 1 of 3 number B12188-SK04 Issue A dated 02.05.13,	a) Prior to commencement of works of each stage

	Roadworks Layout Plan Sheet 2 of 3 number B12188-SK05 Issue A dated 02.05.13 (As Amended in Red 15.5.13) and Roadworks Layout Plan Sheet 3 of 3 number B12188-SK06 Issue A dated 02.05.13 (As Amended in Red 15.5.13) and Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>. b) Construct the road works in accordance with part (a) of this condition c) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement of each stage c) Prior to survey plan endorsement of each stage
21	Roadworks – Local Area Traffic Management Submit to Principal Engineer, PDA Development Assessment, DSDIP for compliance assessment detailed engineering plans for the proposed local area traffic management speed control device located generally in accordance with Plan of Development - Area G Fitzgibbon Chase, ULD037 DA02.02, Issue N, dated 01.10.14.	Prior to the commence of works in Stage G.1
22	Roadworks – Norris Road and Norris / Telegraph Roads Intersection a) Submit to Principal Engineer, PDA Development Assessment, DSDIP for detailed engineering plans certified by a RPEQ of the proposed extension of Norris Road between the development access road and the Norris/Telegraph Roads intersection, configured generally in accordance with the following: - Norris Road & Telegarph Road Intersection layout Plan, ULDSFG1 – SK02, Rev. B dated 21/10/11; and - The existing section of Norris Street within the development b) Construct the road works generally in accordance with the certified plans from part a) of this condition c) Submit to Principal Engineer, PDA Development Assessment, DSDIP "As Constructed" plans including an asset register certified by a RPEQ	a) Prior to commencement of road works b) Prior to survey plan endorsement of stage G3B c) Prior to survey plan endorsement of stage G3B

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

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

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

STANDARD ADVICE

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

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

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

Noise and Dust Emissions

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

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

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

**** End of Package ****