

Our ref: DEV2014/607

7 April 2015

Pacific International Development Corporation Pty Ltd
ATF the PIDC Trust
C/- Mr Gavin Johnson
Mortons Urban Solutions
PO Box 2484
SOUTHPORT QLD 4215

Dear Mr Johnson

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A STAGED RECONFIGURING A LOT - CREATION OF NEW ROAD AND WIDENING OF EXISTING ROAD AT DAIRY AND WYATT ROADS, KAGARU AND WYATT ROAD AND BUSHMAN DRIVE, JIMBOOMBA DESCRIBED AS LOT 28 ON S311174, LOTS 1 & 3 ON RP49296 AND LOTS 23 & 24 ON SP142997

On 1 April 2015 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 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.statedevelopment.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 Owen Haslam on 3452 7419.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Dairy and Wyatt Roads, Kagaru and Wyatt Road and Bushman Drive, Jimboomba	
Lot on plan description	Lot number	Plan description
	Lot 28	S311174
	Lots 1 & 3	RP49296
	Lots 23 & 24	SP142997
PDA development application details		
DEV reference number	DEV2014/607	
'Properly made' date	6 February 2015	
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	PDA development permit for a Staged Reconfiguring a Lot – Creation of New Road and Widening of Existing Road	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		1 April 2015	
Currency period		4 years from Decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Flinders Estate Undullah, ROL 1 – External Roads – Road Widening and New Road Requirements Lot 1 on RP49296, prepared by Stephen Hosking Surveys	2029/28/ A3 (B)	11/03/15
2.	Flinders Estate Undullah, ROL 1 – External Roads – Road Widening and New Road Requirements Lot 23 on SP142997, prepared by Stephen Hosking Surveys	2029/26/ A3 (A)	10/03/15
3.	Flinders Estate Undullah, ROL 1 – External Roads – Road Widening and New Road Requirements Lot 24 on SP142997, prepared by Stephen Hosking Surveys	2029/27/ A3 (B)	10/03/15
4.	Flinders Estate Undullah, ROL 1 – External Roads – Road Widening and New Road Requirements Lot 28 on S311174, prepared by Stephen Hosking Surveys	2029/30/ A3 (A)	11/03/15
5.	Flinders Estate Undullah, ROL 1 – External Roads – Road Widening and New Road Requirements Lot 3 on RP49296, prepared by Stephen Hosking Surveys	2029/29/ A3 (A)	11/03/15
6.	Flinders Estate Undullah, ROL 1 – External Roads – Road Widening and New Road Requirements Gittins Road to Estate Boundary – Overall Concept Plan, prepared by Stephen Hosking Surveys	2029/25/ A3 (C)	17/03/15
7.	Roadworks and Drainage Plan Sheet 01, prepared by Mortons Urban Solutions	23300-ROL1-U-100 (B)	05/09/14
8.	Roadworks and Drainage Plan Sheet 02 prepared by Mortons Urban Solutions	23300-ROL1-U-101 (B)	05/09/14

9.	Roadworks and Drainage Plan Sheet 03 prepared by Mortons Urban Solutions	23300-ROL1-U-102 (B)	05/09/14
10.	Roadworks and Drainage Plan Sheet 04 prepared by Mortons Urban Solutions	23300-ROL1-U-103 (B)	05/09/14
11.	Roadworks and Drainage Plan Sheet 05 prepared by Mortons Urban Solutions	23300-ROL1-U-104 (B)	05/09/14
12.	Roadworks and Drainage Plan Sheet 06 prepared by Mortons Urban Solutions	23300-ROL1-U-105 (B)	05/09/14
13.	Roadworks and Drainage Plan Sheet 07 prepared by Mortons Urban Solutions	23300-ROL1-U-106 (B)	05/09/14
14.	Roadworks and Drainage Plan Sheet 08 prepared by Mortons Urban Solutions	23300-ROL1-U-107 (B)	05/09/14
15.	Roadworks and Drainage Plan Sheet 09 prepared by Mortons Urban Solutions	23300-ROL1-U-108 (B)	05/09/14
16.	Roadworks and Drainage Plan Sheet 10 prepared by Mortons Urban Solutions	23300-ROL1-U-109 (B)	05/09/14
17.	Roadworks and Drainage Plan Sheet 11 prepared by Mortons Urban Solutions	23300-ROL1-U-110 (B)	05/09/14
18.	Roadworks and Drainage Plan Sheet 12 prepared by Mortons Urban Solutions	23300-ROL1-U-111 (B)	05/09/14
19.	Roadworks and Drainage Plan Sheet 13 prepared by Mortons Urban Solutions	23300-ROL1-U-112 (B)	05/09/14
20.	External Road Borrow Area prepared by Mortons Urban Solutions	23300-EXT-P900 (B)	04/09/14
21.	External Road Borrow Area Cross Sections prepared by Mortons Urban Solutions	SKETCH B (A)	04/09/14
22.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 1 of 7, prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014
23.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 2 of 7 prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014
24.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 3 of 7 prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014
25.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 4 of 7 prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014

26.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 5 of 7 prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014
27.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 6 of 7 prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014
28.	Statement of Landscape Intent External Roadworks – Ultimate Sheet 7 of 7 prepared by Gassman Development Perspectives	5434 L LI 01 (B)	08/09/2014
29.	Proposed Drainage Infrastructure & Flood Level Impact, prepared by Gilbert & Sutherland	04 (A)	11/09/2014 (Amended in Red 01/04/15)

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans and documents		Number (if applicable)	Date (if applicable)
Endorsed Infrastructure Master Plans			
1.	Infrastructure Master Plan: Water Supply, prepared by Mortons Urban Solutions	23301-IMP-WATER-REV3A	6 May 2014 (Endorsement Date: 23 May 2014)
2.	Infrastructure Master Plan: Energy & Communication Service Infrastructure, prepared by Mortons Urban Solutions	23301-IMP-ENERCOMM-REV2	28 November 2013 (Endorsement Date: 19 December 2013)

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.

- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Road Naming Submit to EDQ Development Assessment, DSDIP a schedule of road names approved by Council.	Prior to survey plan endorsement for the relevant stage
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDIP.	As indicated
Engineering		
5.	Compliance Assessment – Roadworks Functional Layouts Submit to EDQ Development Assessment, DSDIP for compliance assessment, functional roadworks drawings, including cross-sections, for both the interim and ultimate layouts, certified by a RPEQ. The drawings must detail parking bays, traffic devices, pedestrian footpaths, cycleways, access driveways, stormwater culverts, waterway crossings, water reticulation, overhead power lines and telecommunications/broadband conduits. The drawings must demonstrate seamless integration with the rail overpass bridge designs and be prepared generally in accordance with the following: - Endorsed Infrastructure Master Plan: Water Supply; - Endorsed Infrastructure Master Plan: Energy & Communication Service Infrastructure; and - The <i>Code for Self-assessable Development – Minor Waterway Barrier Works Part 3: Culvert Crossings</i> (Code Number: WWBW01, April 2013). <i>Note: Waterway crossings 1, 3 and 4, as shown on the approved Proposed Drainage Infrastructure & Flood Level Impact (drawing 04, Revision A), prepared by Gilbert & Sutherland (Amended in Red), must be designed generally in accordance with the above Code for Self-Assessable Development.</i>	Prior to commencement of interim two-lane roadworks

6.	Construction Management Plan - Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP a Site Based Construction Management Plan (CMP), for the interim two-lane road, prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of interim two-lane roadworks b) At all times during construction
7.	Construction Management Plan - Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP a Site Based Construction Management Plan (CMP), for the ultimate four-lane road, prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Unless the ultimate four-lane road is constructed by others, undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of ultimate four-lane roadworks b) At all times during construction

8.	Traffic Management Plan - Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP), for the interim two-lane road, certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared 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). 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 a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of interim two-lane roadworks b) At all times during construction
9.	Traffic Management Plan - Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP), for the ultimate four-lane road, certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams,	a) Prior to commencement of ultimate four-lane roadworks

	prepared 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). 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 a certified TMP. b) Unless the ultimate four-lane road is constructed by others, undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
10.	Filling and Excavation - Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP detailed earthworks plans, for the interim two-lane road, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of interim two-lane roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Filling and Excavation - Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP detailed earthworks plans, for the ultimate four-lane road, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i> and the following approved concept plans:	a) Prior to commencement of ultimate four-lane roadworks

- i. - ii. - iii. - iv. - v. - vi. - vii. - viii. - ix. - x. - xi. - xii. - xiii. - xiv. - xv.	i. Roadworks and Drainage Plan Sheet 01 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-100 amendment B, dated 05-09-14. ii. Roadworks and Drainage Plan Sheet 02 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-101 amendment B, dated 05-09-14. iii. Roadworks and Drainage Plan Sheet 03 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-102 amendment B, dated 05-09-14. iv. Roadworks and Drainage Plan Sheet 04 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-103 amendment B, dated 05-09-14. v. Roadworks and Drainage Plan Sheet 05 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-104 amendment B, dated 05-09-14. vi. Roadworks and Drainage Plan Sheet 06 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-105 amendment B, dated 05-09-14. vii. Roadworks and Drainage Plan Sheet 07 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-106 amendment B, dated 05-09-14. viii. Roadworks and Drainage Plan Sheet 08 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-107 amendment B, dated 05-09-14. ix. Roadworks and Drainage Plan Sheet 09 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-108 amendment B, dated 05-09-14. x. Roadworks and Drainage Plan Sheet 10 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-109 amendment B, dated 05-09-14. xi. Roadworks and Drainage Plan Sheet 11 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-110 amendment B, dated 05-09-14. xii. Roadworks and Drainage Plan Sheet 12 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-111 amendment B, dated 05-09-14. xiii. Roadworks and Drainage Plan Sheet 13 prepared by Mortons Urban Solutions, drawing number 23300-ROL1-U-112 amendment B, dated 05-09-14. xiv. External Road Borrow Area prepared by Mortons Urban Solutions, drawing number 23300-EXT-P900 amendment B, dated 04-09-14. xv. External Road Borrow Area Cross Sections prepared by Mortons Urban Solutions, drawing number SKETCH B amendment A, dated 04-09-14. The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and	
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	their rehabilitation; 4. provide full details of any areas where surplus soils are to be stockpiled. b) Unless the ultimate four-lane road is constructed by others, carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to traffic volumes exceeding 15,000 vehicles per day c) Prior to traffic volumes exceeding 15,000 vehicles per day
12.	Roadworks - Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP detailed engineering design/construction drawings, certified by a RPEQ, for the interim two-lane road, generally in accordance with the endorsed interim two-lane functional roadworks drawings required under Condition 5 – Compliance Assessment – Roadworks Functional Layouts. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition and the <i>Code for Self-assessable Development – Minor Waterway Barrier Works Part 3: Culvert Crossings (Code Number: WWBW01, April 2013)</i>. c) Submit to EDQ Development Assessment, DSDIP ‘as-constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of interim two-lane roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Roadworks - Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP detailed engineering design/construction drawings, certified by a RPEQ, for the ultimate four-lane road, generally in accordance with the endorsed ultimate four-lane functional roadworks drawings required under Condition 5 - Compliance Assessment – Roadworks Functional Layouts. b) Unless the ultimate four-lane road is constructed by others, construct the works generally in accordance with the certified plans as required under part a) of this condition and the <i>Code for Self-assessable Development –</i>	a) Prior to commencement of ultimate four-lane roadworks b) Prior to traffic volumes exceeding 15,000 vehicles per day

	<i>Minor Waterway Barrier Works Part 3: Culvert Crossings (Code Number: WWBW01, April 2013).</i> c) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	c) Prior to traffic volumes exceeding 15,000 vehicles per day
14.	Rail Overpass a) Construct the new rail overpass generally in accordance with the approval issued by the Department of Transport and Main Roads (DTMR) under Section 253 of the <i>Transport Infrastructure Act (1994)</i>, dated 16 July 2014, reference 485/00982, P19703. b) Submit to EDQ Development Assessment, DSDIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council of all overpass works constructed in accordance with this condition.	a) Prior to survey plan endorsement for stage 2 b) Prior to survey plan endorsement for stage 2
15.	Water (Trunk) a) Submit to EDQ Development Assessment, DSDIP detailed trunk water reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Infrastructure Master Plan: Water Supply and the endorsed plans required under Condition 5 – Compliance Assessment – Roadworks Functional Layouts. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	a) Prior to the commencement of interim two-lane roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
16.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable	Prior to survey plan endorsement for the relevant stage

	customer’; iv. be generally in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>”.	
17.	Electricity Submit to EDQ Development Assessment, DSDIP written evidence from Energex confirming that the applicant has entered into an agreement to provide overhead electricity services.	Prior to survey plan endorsement for the relevant stage
18.	Telecommunications/Broadband Provide telecommunications/broadband conduits in the road reserve generally in accordance with the endorsed plans required under Condition 5 - Compliance Assessment – Roadworks Functional Layouts and the Endorsed Infrastructure Master Plan: Energy & Communication Service Infrastructure.	Prior to survey plan endorsement for the relevant stage
19.	Damage and Repairs 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.	Prior to survey plan endorsement for the relevant stage
Landscape and Environment		
20.	Streetscape Works - Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP detailed streetscape works drawings, for the interim two-lane road, certified by an AILA registered landscape architect. The detailed streetscape plans are to include where applicable: i. location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>”; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP ‘As Constructed’ plans and asset register in a format	a) Prior to commencement of interim two-lane roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the

	acceptable to Council certified by an AILA registered landscape architect.	relevant stage
21.	Streetscape Works - Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP detailed streetscape works drawings, for the ultimate four-lane road, certified by an AILA registered landscape architect. The streetscape works are to be designed generally in accordance with the following approved plans/ documents: i. Statement of Landscape Intent External Roadworks – Ultimate Sheet 1 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. ii. Statement of Landscape Intent External Roadworks – Ultimate Sheet 2 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. iii. Statement of Landscape Intent External Roadworks – Ultimate Sheet 3 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. iv. Statement of Landscape Intent External Roadworks – Ultimate Sheet 4 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. v. Statement of Landscape Intent External Roadworks – Ultimate Sheet 5 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. vi. Statement of Landscape Intent External Roadworks – Ultimate Sheet 6 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. vii. Statement of Landscape Intent External Roadworks – Ultimate Sheet 7 of 7 prepared by Gassman Development Perspectives drawing no. 5434 L LI 01 B dated 08/09/2014. The detailed streetscape plans are to include where applicable: i. location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.	a) Prior to commencement of ultimate four-lane roadworks

	b) Unless the ultimate four-lane road is constructed by others, construct the works generally in accordance with the streetscape plans as required under part a) of this condition. c) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered landscape architect.	b) Prior to traffic volumes exceeding 15,000 vehicles per day c) Prior to traffic volumes exceeding 15,000 vehicles per day
22.	Erosion and Sediment Management - Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP), for the interim two-lane road, certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of interim two-lane road works b) At all times during construction
23.	Erosion and Sediment Management - Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP), for the ultimate four-lane road, certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Unless the ultimate four-lane road is constructed by others, implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of ultimate four-lane roadworks b) At all times during construction
24.	Compliance Assessment - Vegetation Management Plan for Interim Two-Lane Road a) Submit to EDQ Development Assessment, DSDIP a Vegetation Management Plan (VMP), prepared by an Ecologist or Arborist (min level 5 in arboriculture), that includes the following details: i. vegetation/trees to be removed/retained;	a) Prior to commencement of interim two-lane roadworks

	ii. tree protection zone/safety fencing; iii. fauna assessment and management (inc spotter catcher); iv. mulching of felled trees; v. weed management. b) Undertake all works generally in accordance with the VMP required by part a) of this condition.	b) As indicated
25.	Compliance Assessment - Vegetation Management Plan for Ultimate Four-Lane Road a) Unless the ultimate four-lane road is constructed by others, submit to EDQ Development Assessment, DSDIP a Vegetation Management Plan (VMP), prepared by an Ecologist or Arborist (min level 5 in arboriculture), that includes the following details: i. vegetation/trees to be removed/retained; ii. tree protection zone/safety fencing; iii. fauna assessment and management (inc spotter catcher); iv. mulching of felled trees; v. weed management. b) Unless the ultimate four-lane road is constructed by others, undertake all works generally in accordance with the VMP required by part a) of this condition.	a) Prior to commencement of ultimate four-lane roadworks b) As indicated
Surveying, road closures and easements		
26.	Compliance Assessment – Property access Submit to EDQ Development Assessment, DSDIP for compliance assessment plans clearly demonstrating how lawful and functional property access will be maintained for all properties affected by the approved development.	Prior to compliance assessment of Roadworks Functional Layouts
27.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets. <i>Note: It is acknowledged that such easements may be temporary, depending on future development.</i>	Prior to survey plan endorsement for the relevant stage
28.	Easements over steep land Easements for access and maintenance purposes must be provided, in favour of and at no cost to Council, over all batters with a slope of 1 in 3 or greater. <i>Note: It is acknowledged that such easements may be temporary, depending on future development.</i>	Prior to survey plan endorsement for the relevant stage

29.	Easements for drainage Drainage easements must be provided, in favour of and at no cost to the grantee, where drainage or overland flow paths associated with the road construction are located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to take over and maintain the contributed assets. <i>Note: It is acknowledged that such easements may be temporary as future development may result in alternate drainage arrangements.</i>	Prior to survey plan endorsement for the relevant stage
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

It is acknowledged that works and road dedications under this PDA development approval may be offset against Infrastructure Charges incurred by future PDA development approvals. The process for offsetting Infrastructure Charges is set out in the Infrastructure Funding Framework. Crediting and Offset Arrangement (IFFCOA) (as amended from time to time).

Bonding of uncompleted works associated with this PDA development approval may be provided in lieu of their completion in accordance with the *Certification Procedures Manual*.

**** End of Package ****