



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/727

21 October 2016

The Planning Place
Attention: Mr Ian Adams
7/273 Abbotsford Road
BOWEN HILLS QLD 4006

Dear Ian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT – 1 INTO 11 LOTS WITH ROAD AND BALANCE LOT AT 820 GREENBANK ROAD, NORTH MACLEAN DESCRIBED AS LOT 2 ON RP868726

On 14 October 2016 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 be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/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

Jeanine Stone
Director, EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	820 Greenbank Road, North Maclean	
Lot on plan description	Lot number	Plan description
	2	RP868726
PDA development application details		
DEV reference number	DEV2015/727	
'Properly made' date	23 November 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	1 into 11 lots with Road and Balance Lot	

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	14 October 2016
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.	Proposed Subdivision Lot 2 on RP868726 - 820 Greenbank Road, North Maclean -	5443_P1, Rev D	19-05-2016 (as amended in red dated 16 September 2016)
2.	Earthworks Plan	EW1	28/08/15
3.	820 Greenbank Road Traffic Engineering Assessment		17 August 2015
4.	Water Reticulation Plan	W1	26/08/15
5.	Sewerage Reticulation Plan	S1	26/08/15
6.	Ecological Assessment, Lot 2 on RP868726, 820 Greenbank Road, North Maclean	Q15004, Rev RW3	18/08/16
7.	Conceptual Site Based Stormwater Management Plan	CD14-037, Rev B	09/09/15
8.	Conceptual Site Based Stormwater Management Plan Addendum Letter.	CD14-053	4 August 2016

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:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP 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, DILGP 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, DILGP 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, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP 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, DILGP 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, DILGP 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 Australian Institute Landscape Architect.
2. **Council** means Logan City Council.
3. **DEHP** means The Department of Environment & Heritage Protection.
4. **DILGP** means The Department of Infrastructure, Local Government 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		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, 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 Certification Procedures Manual
3.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement
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, DILGP.	As indicated
5.	Community Management Statement Any and all Community Management Statements are to include: - a requirement for the upkeep and maintenance of the Stormwater Detention and Bio-Retention Basin in accordance to the maintenance plans certified by an RPEQ; and - the retention, maintenance and protection of the proposed Lot 13 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 1905/2016 (as amended in red dated 16 September 2016).	At all times
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: - noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; - 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;	a) Prior to commencement of works

	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.	b) At all times during construction
7.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), 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 of parking for workers 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 site works b) At all times during construction
8.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement

	c) Submit to EDQ Development Assessment, DILGP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to survey plan endorsement
9.	Compliance Assessment - Filling and Excavation a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed earthworks plans, 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: i. Earthworks Plan, Drawing No. EW1, dated 28/08/15. 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 their rehabilitation; 4. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 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 site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Compliance Assessment - Roads a) Submit to EDQ Development Assessment, DILGP for compliance assessment engineering design/construction drawings, certified by a RPEQ, for internal roads, Willowbrook Road and the intersection with Greenbank Road generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Minor Roads</i>, and the following document: i. 820 Greenbank Road, Traffic Engineering Assessment, dated 17 August 2015 (option 1 for internal road layout). The certified roads design shall include: 1. a CHR and BAL on Greenbank Road demonstrating that the turning lanes can be constructed within the existing road reserve; 2. provision for future installation of signals (by others);	a) Prior to commencement of work

	3. cross sections of Greenbank Road and the industrial collector in the proximity of the intersection with travel lanes having a minimum width of 4.0m (with the exception of turning lanes); 4. temporary turnaround at the end of the industrial access road shown on the plan and addressing its impact on the proposed adjoining lots; 5. 2.5m road dedications on the north side of Willowbrook Road to allow future construction of the road by others. b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11.	Water - Internal a) Submit to EDQ Development Assessment, DILGP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>, and the following document: i. Water Reticulation Plan, Drawing No. W1 dated 26/08/15 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Sewer – Internal a) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>, and the following document: i. Sewerage Reticulation Plan, Drawing No. S1, dated 26/08/15. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	standards. Advice Note <i>At the time of this approval, there is not an available external sewerage network to connect the internal sewerage reticulation. The external sewer is expected to be constructed in the future. When completed, this sewer will provide connection to the internal sewerage reticulation.</i>	
13.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Conceptual Site Based Stormwater Management Plan, Document No. CD14-037, Rev B dated 9/09/15; and ii. Conceptual Site Based Stormwater Management Plan Addendum Letter, Document No. CD14-053, Rev B dated 4 August 2016. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, including a maintenance plan for the bio-retention basins, certified by a RPEQ.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Conceptual Site Based Stormwater Management Plan, Document No. CD14-037, Rev B dated 9/09/15; and ii. Conceptual Site Based Stormwater Management Plan Addendum Letter, Document No. CD14-053, Rev B dated 4 August 2016. b) Construct the works in accordance with the endorsed plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP "as constructed" plans including a maintenance plan for the	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan

	bio-retention basins, certified by a RPEQ.	endorsement
15.	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: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Energex 'billable customer'; d) be generally in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'.	Prior to survey plan endorsement
16.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
17.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
18.	Broadband Submit to EDQ Development Assessment, DILGP 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
19.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the	Prior to survey plan endorsement

	developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	
Landscaping and Environment		
20.	Vegetation Management a) Submit to EDQ Development Assessment, DILGP any Environmental Protection and Biodiversity Conservation Act (EPBC) approval required for the clearing of vegetation. b) Undertake vegetation clearing under the supervision of a qualified arborist (AQF Level 5), generally in accordance with the approved Ecological Assessment, Lot 2 on RP868726, 820 Greenbank Road, North Maclean, Document No. Q15004, Rev RW3 dated 18/08/16. c) A suitable qualified or experienced fauna spotter/catcher must be present during the vegetation clearing. d) No vegetation clearing is to occur on proposed lots 7, 8 and 9 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016 (as amended in red dated 16 September 2016), where within the 25 metre wide buffer. e) Except as provided for by Condition 25 of this approval, no vegetation clearing is to occur on proposed lot 13 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016 (as amended in red dated 16 September 2016), except for the clearing necessary for the construction of the stormwater detention basin. f) The clearing of <i>Melaleuca irbyana</i>, as shown on Ecological Assessment, Lot 2 on RP868726, 820 Greenbank Road, North Maclean, Document No. Q15004, Rev RW3 dated 18/08/16 is not approved. g) Unless otherwise agreed by EDQ Development Assessment, DILGP cleared vegetation shall be processed through an on- or off-site wood-chipper and disposed of as firewood or landscape mulch	a) Prior to vegetation clearing b) At all times c) As indicated d) At all times e) At all times f) At all times g) As indicated
21.	Tree Protection Fencing a) Install tree protection fencing along all boundaries where vegetation is to be retained and may be impacted by vegetation proposed to be cleared, including: i. the boundary of proposed lot 13 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016 (as amended in red dated 16 September 2016),	Prior to the commencement of clearing and to be maintained until clearing has been completed

	ii. the 25m wide buffer at the rear of lots 7, 8 and 9 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016 (as amended in red dated 16 September 2016, where within 25 metres of Lots 17 – 21 on RP173739. iii. any individual tree that is to be retained, including the <i>Melaleuca irbyana</i>. b) All tree protection fencing is to be generally in accordance with AS 4970-2009 <i>Protection of trees on development sites</i>.	
22.	Fauna Management Plan a) Submit to EDQ Development Assessment, DILGP a Fauna Management Plan, prepared by a suitably qualified professional, which is to include: i. identification of existing habitat trees to be removed, including location, species identification and fauna habitat features; ii. number of hollows to be removed; iii. number, location and type of hollows to be relocated; iv. number of nest boxes to be installed, which should be at a ratio of 1:1 for any hollows removed; and v. identification of target species for nest box installation. b) Undertake the works generally in accordance with the Fauna Management Plan required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP a plan prepared by a suitably qualified professional documenting the location and type of nest boxes installed and hollows relocated generally in accordance with the Fauna Management Plan required under part a) of this condition.	a) Prior to the commencement of clearing works b) Within 3 months of the completion of clearing c) Within 3 months of the completion of clearing
23.	Environmental Covenant Submit to EDQ Development Assessment, DILGP an environmental covenant to retain and protect the 25m wide buffer at the rear of proposed lots 7, 8 and 9 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016 (as amended in red dated 16 September 2016).	Prior to survey plan endorsement
24.	Vegetation Offsets a) Submit to EDQ Development Assessment, DILGP a vegetation rehabilitation report/plan identifying: i. location and description of vegetation proposed to be cleared; ii. type of offsets proposed to be planted; iii. location of vegetation offsets; and iv. if monetary offsets are proposed, the amount of	a) Prior to the commencement of clearing works

	monetary offsets payable. The proposed vegetation offsets for planting and monetary contribution should be generally in accordance with the <i>Guideline 17 – Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs</i> dated May 2015 for the type of vegetation removed. b) Where offset planting is not proposed to be undertaken either in part or full, pay to MEDQ the applicable monetary contribution for the vegetation clearing in accordance with part a) of this condition. c) Submit to EDQ Development Assessment, DILGP a Rehabilitation Plan, prepared by a suitably qualified professional, showing the location and number of offset trees planted as required under part a) of this condition.	b) Prior to the commencement of clearing works c) Within 3 months of the vegetation offsets - rehabilitation being completed
25.	Bushfire Management and Mitigation a) A fire trail shall be located on the boundary of lots 9 and 13, and 10 and 13 as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016 (as amended in red dated 16 September 2016). The fire trail is not to extend closer than 25m to Lots 17 – 21 on RP173739 and include the following: i. a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; ii. no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; iii. a minimum of 4.8m vertical clearance; iv. turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; v. a maximum gradient of 12.5%; vi. a cross fall of no greater than 10 degrees; vii. vehicular access which is connected to the public road network; viii. designated fire trail signage; ix. has gates locked with a system authorised by Qld Fire and Emergency Services; and x. has an access easement that is granted in favour of Council and Qld Fire and Emergency Services. b) A minimum internal separation distance (to edge of building) on proposed Lots 9 and 10 of at least 10m from the site boundary adjacent to hazardous vegetation. Any landscaping within the nominated separation distance to achieve a total fuel load of less than 5 tonnes/hectare and consist of fire-resistant species.	a) As indicated and to be maintained b) As indicated

	c) All water supply, electricity, gas and telecommunications are undergrounded. d) Each lot is provided with reticulated water supply with all hydrants to comply with AS 2419.1-2005, including valves, pressures and volumes in accordance with the Standard.	c) At all times d) At all times
26.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. 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 endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
27.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
28.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with	a) Prior to commencement of site works

	the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
Surveying, land transfers and easements		
29.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement
30.	Road Dedication – Willowbrook Road Provide a 2.5m road dedication along the northern side of the unformed Willowbrook Road east of the intersection with the proposed internal road, at no cost to Council as shown on Proposed Subdivision, Lot 2 on RP868726 – 820 Greenbank Road, North Maclean, Drawing No. 5443_P1, Rev D, dated 19/05/2016.	At registration of survey plan
31.	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.	Prior to survey plan endorsement
Infrastructure Charges		
32.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF
33.	Value Capture Charge Pay to MEDQ value capture charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	Prior to survey plan endorsement

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.

**** End of Package ****