



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

Our ref: DEV2017/864/3

21 November 2018

Economic Development Queensland  
C/- Ms Chiara Towler  
RPS  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Dear Chiara

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (OUTDOOR SPORT AND RECREATION AND PARK) AND RECONFIGURING A LOT (1 LOT INTO 1 OUTDOOR SPORT AND RECREATION LOT, 1 CAR PARKING LOT, ACCESS EASEMENT AND BALANCE LOT) AT 532 BEAMS ROAD, CARSELDINE DESCRIBED AS LOT 322 ON SP172124.**

On 20 November 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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 website [www.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466.

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	322	SP172124
PDA development application details		
DEV reference number	DEV2017/864/3	
'Properly made' date	15 November 2018	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Amendment to RoL plan	

## PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ Change to width of east-west road; and</li> <li>▪ Minor boundary adjustment to Lot 9000.</li> </ul>
Original Decision date	2 May 2018
Change to approval date	20 November 2018
Currency period	6 years from original decision date (MCU) 4 years from original decision date (RoL)

## 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	Date
1.	Reconfiguration of a Lot Stage S – Overall Plan Plan 1 of 2 prepared by RPS	128180-29 rev J	1 November 2018
2.	Reconfiguration of a Lot Stage S Plan 2 of 2 prepared by RPS	128180-29 rev J	1 November 2018
Plans and documents previously approved on 2 <sup>nd</sup> May 2017.		Number	Date
3.	Updated Stormwater Management Plan prepared by DesignFlow	4306	19 March 2018
4.	Carseldine Urban Village – Stage S Response to Further Issues – Traffic Matters prepared by Cardno	CEB06857:ASJ	19 March 2018
5.	Landscape Masterplan prepared by Urbis	ND1901 DWG 1	19 April 2018
6.	Ecological Assessment Report prepared by 28 South		16 March 2018
7.	Reconfiguration of a Lot Stage S Overall Plan prepared by RPS	128180-29-ROL Rev H Plan 1 of 2	18 April 2018
8.	Reconfiguration of a Lot Stage S prepared by RPS	128180-29-ROL Rev H Plan 2 of 2	18 April 2018

## **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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
  - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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, October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council
4. **DSDMIP** means The Department of State Development, Manufacturing, 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. **QUU** means Queensland Urban Utilities
9. **RPEQ** means Registered Professional Engineer of Queensland.

<b>PDA Development Conditions – Reconfiguring a Lot and Material change of use</b>		
<b>Condition</b>		<b>Timing</b>
<b>General</b>		
<b>1.</b>	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
<b>2.</b>	<b>Certification of Operational Works</b>  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 <i>Certification Procedures Manual</i>
<b>3.</b>	<b>Street Naming</b>  Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement
<b>4.</b>	<b>Entry walls or features</b>  The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated
<b>Engineering</b>		
<b>5.</b>	<b>Construction Management Plan</b>  a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), 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 works  b) At all times during construction
<b>6.</b>	<b>Traffic Management Plan</b>  a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.	a) Prior to commencement of site works

	<p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc;</li> <li>iii. ongoing monitoring, management review and certified updates (as required);</li> <li>iv. 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).</li> </ul> <p>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.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction</p>
<p><b>7.</b></p>	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>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, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p><b>8.</b></p>	<p><b>Compliance Assessment - Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed Stage S earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>i. demonstrate that the finished surface levels for the sporting fields are consistent with the Updated</li> </ul>	<p>a) Prior to commencement of works</p>

	<p>Stormwater Management Plan prepared by DesignFlow (19 March 2018) for 5% Annual Exceedence Probability (AEP) scenario flows in Cabbage Tree Creek.</p> <p>ii. include a geotechnical soils assessment of the site;</p> <p>iii. be consistent with the Erosion and Sediment Control plans;</p> <p>iv. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>b) Carry out the earthworks generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally accordance with the endorsed plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>9.</b>	<p><b>New Road – Stage S Adjacent Lot 9000</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for the internal road, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the approved plans and <i>Fig 1.7 Recommendation for On-Street Parking Design, Carseldine Urban Village – Stage S Response to Further Issues – Traffic Matters</i> dated 19 March 2018 prepared by Cardno.</p> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>10.</b>	<p><b>Compliance Assessment - Road within Access Easement</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment the following:</p> <p>a. a detailed concept functional layout of the road within the proposed access easement between Beams Road and the New Road generally in accordance with the approved plans; and</p> <p>b. a report detailing the trafficability of the existing road/driveway to handle the anticipated traffic volumes requiring access to the sporting fields.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ generally in</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of</p>



	<p>accordance with the endorsed functional layout plan and trafficability report required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p>	<p>works</p> <p>c) Prior to survey plan endorsement</p>
<b>11.</b>	<p><b>Water Reticulation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans to service Stage S, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<b>12.</b>	<p><b>Sewer Reticulation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans to service Stage S, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<b>13.</b>	<p><b>Compliance Assessment - Stormwater Management (Quality)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering concept plans for the proposed Stage S water quality treatment devices including swales generally in accordance with the approved Updated Stormwater Quality Management Plan prepared by DesignFlow and <i>PDA Guideline No. 13 Engineering standards – Stormwater quality.</i></p>	<p>a) Prior to commencement of works</p>

	<p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices including swales endorsed under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<b>14.</b>	<p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage network to support Stage S generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>.</p> <p>b) Construct the works in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>15.</b>	<p><b>Street Lighting</b></p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ-electrical to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> <li>i. meet the relevant standards of Energex;</li> <li>ii. be acceptable to Energex as 'Rate 2 Public Lighting';</li> <li>iii. be endorsed by Council as the Energex 'billable customer';</li> <li>iv. be generally in accordance with <i>AS1158 – 'Lighting for Roads and Public Spaces</i>.</li> </ol> <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p>

	d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	d) Prior to survey plan endorsement
<b>16.</b>	<p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</p>	Prior to survey plan endorsement
<b>17.</b>	<p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DSDMIP 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.</p>	Prior to survey plan endorsement
<b>18.</b>	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>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 developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement
<b>Landscape and Environment</b>		
<b>19.</b>	<p><b>Compliance Assessment – Streetscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape plans for the New Road, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans. The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces';</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ol> <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p>

	<p>c) Submit to EDQ Development Assessment, DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>c) Prior to survey plan endorsement</p>
<p><b>20.</b></p>	<p><b>Compliance Assessment – Landscape Works (Park, Sports Fields &amp; Open Space)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA and where applicable a RPEQ, for improvement works within the proposed sports fields, parkland and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the approved plans.</p> <p>The plans shall, where appropriate, generally document the following:</p> <ol style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters);</li> <li>3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>4. locations of electricity and water connections to parks;</li> <li>5. location and detailed engineering plans for car parks;</li> <li>6. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access;</li> <li>7. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment;</li> <li>8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines;</li> <li>9. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>; and</li> <li>10. where applicable, detailed engineering plans for any proposed irrigation system.</li> </ol> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA and where applicable a RPEQ.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p><b>21.</b></p>	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably</p>	<p>a) Prior to commencement of or during site works</p>

	qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	b) Prior to survey plan endorsement
<b>22.</b>	<b>Erosion and Sediment Management</b>  a) Submit to EDQ Development Assessment, DSDMIP 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 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.	a) Prior to commencement of site works  b) At all times during construction
<b>Surveying, land transfers and easements</b>		
<b>23.</b>	<b>Land transfers – Contaminated Land</b>  Demonstrate to EDQ Development Assessment, DSDMIP that Lot 9000 to be transferred in fee simple is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement
<b>24.</b>	<b>Land transfers – Park and open space</b>  Transfer, in fee simple, to Council Lot 9000 for park and open space purposes.	At registration of survey plan
<b>25.</b>	<b>Easements over infrastructure</b>  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
<b>26.</b>	<b>Access Easement</b>  Provide an access easement over Lots 7000(Pt) and 9000(Pt) in favour of Department of Housing and Public Works (the landowner) generally in accordance with the approved plan.	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 \*\***