



Our ref: DEV2017/864/6

4 August 2021

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

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

Email [chiara.frisby@rpsgroup.com.au](mailto:chiara.frisby@rpsgroup.com.au)

Dear Ms Frisby

**Section 99 Approval - application to change a PDA development approval**  
**Development Permit for a material change of use for outdoor sport and recreation and park, and reconfiguring a lot (1 lot into 1 outdoor sport and recreation lot, access easement, new road and balance lot) at 532 Beams Road, Carseldine described as Lot 322 on SP172124**

On 4 August 2021 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.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Leila Torrens, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at [Leila.torrens@dsdilgp.qld.gov.au](mailto:Leila.torrens@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

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

## 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	
'Properly made' date	6 May 2021	
Type of application	<input type="checkbox"/> PDA development application for: <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"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Material Change of Use for outdoor sport and recreation and park and reconfiguring a lot (1 lot into 1 outdoor sport and recreation lot, access easement, new road and balance lot)	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>Updated approved plans and documents;</li> <li>Change to timing of proposed access easements; and</li> <li>Removal of proposed car parking lot from approved plan.</li> </ul>	
Original Decision date	2 May 2018	
1 <sup>st</sup> Change to approval date	20 November 2018	
2 <sup>nd</sup> Change to approval date	4 August 2021	
Currency period	6 years from the original decision date (MCU) 4 years from the original decision date (RoL)	

## Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Stage S Subdivision prepared by RPS (amended in red)	128180-29M	20 April 2021
2.	Carseldine Urban Village Updated Stormwater Management Plan prepared by DesignFlow 2019	Version 04	10 October 2019
3.	Carseldine Urban Village Stage S Masterplan prepared by Urbis	ND1901 DWG No 1 Rev E	31 July 2019
Plans and documents previously approved on 2 May 2017		Number	Date
1.	Carseldine Urban Village – Stage S Response to Further Issues – Traffic Matters prepared by Cardno	CEB06857:ASJ	19 March 2018
2.	Ecological Assessment Report prepared by 28 South		16 March 2018

## PDA development conditions

### PREAMBLE AND

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

### ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
  - a. **External Authority** means a public-sector entity other than the MEDQ;
  - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
  - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
  - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
  - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
  - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
  - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.

5. **Council** means the relevant local government for the land the subject of this approval.
6. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
7. **EDQ** means Economic Development Queensland.
8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
9. **EDQ TS** means Economic Development Queensland's – Technical Services team.
10. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
11. **MEDQ** means the Minister for Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **RPEQ** means Registered Professional Engineer of Queensland.

**COMPLIANCE ASSESSMENT:**

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- ii) **within 20 business days** – EDQ assesses the documentation and:
  1. if satisfied, endorses the documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
  1. if satisfied, endorses the revised documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

***SUBMITTING DOCUMENTATION TO EDQ:***

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: [pdadevelopmentassessment@DSDILGP.qld.gov.au](mailto:pdadevelopmentassessment@DSDILGP.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@DSDILGP.qld.gov.au](mailto:EDQ_PrePostConstruction@DSDILGP.qld.gov.au).

No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to survey plan endorsement
2.	<p><b>Certification of Operational Works</b></p> <p>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>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p><b>Street Naming</b></p> <p>Submit to EDQ DA, DSDILGP a schedule of street names approved by Council.</p>	Prior to survey plan endorsement
4.	<p><b>Entry walls or features</b></p> <p>The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ DA, DSDILGP.</p>	As indicated

Engineering		
<b>5.</b>	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ DA, DSDILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>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;</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul> <p>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.</p>	<p>a) Prior to commencement of works</p> <p>b) At all times during construction</p>
<b>6.</b>	<p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ DA, DSDILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. 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>a) Prior to commencement of site works</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>
7.	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ DA, DSDILGP 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 DA, DSDILGP.</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 DA, DSDILGP 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>
8.	<p><b>Compliance Assessment - Filling and Excavation</b></p> <p>a) Submit to EDQ DA, DSDILGP 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> <ol style="list-style-type: none"> <li>i. demonstrate that the finished surface levels for the sporting fields are consistent with the Updated Stormwater Management Plan prepared by DesignFlow (10<sup>th</sup> October 2019) for 5% Annual Exceedence Probability (AEP) scenario flows in Cabbage Tree Creek.</li> <li>ii. include a geotechnical soils assessment of the site;</li> <li>iii. be consistent with the Erosion and Sediment Control plans;</li> <li>iv. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v. provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <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 DA, DSDILGP 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</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>

	unsuitable material encountered has been treated or replaced with suitable material.	
<b>9.</b>	<p><b>New Road – Stage S Adjacent Lot 9000</b></p> <p>a) Submit to EDQ DA, DSDILGP 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 DA, DSDILGP ‘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 DA, DSDILGP for compliance assessment the following:</p> <ol style="list-style-type: none"> <li>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</li> <li>b. a report detailing the trafficability of the existing road/driveway to handle the anticipated traffic volumes requiring access to the sporting fields.</li> </ol> <p>b) Submit to EDQ DA, DSDILGP detailed engineering plans certified by a RPEQ generally in 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>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p>
<b>11.</b>	<p><b>Water Reticulation</b></p> <p>a) Submit to EDQ DA, DSDILGP a water reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ DA, DSDILGP 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>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</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 DA, DSDILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards.</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 DA, DSDILGP a sewer reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ DA, DSDILGP 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 DA, DSDILGP '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 DA, DSDILGP 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 dated 10<sup>th</sup> October 2019 and <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>.</p> <p>b) Submit to EDQ DA, DSDILGP 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 DA, DSDILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to 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>

14.	<p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ DA, DSDILGP 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 DA, DSDILGP "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>
15.	<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 DA, DSDILGP 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>d) Submit to EDQ DA, DSDILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.</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> <p>d) Prior to survey plan endorsement</p>
16.	<p><b>Electricity</b></p> <p>Submit to EDQ DA, DSDILGP 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>Prior to survey plan endorsement</p>

	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	
<b>17.</b>	<p><b>Telecommunications</b></p> <p>Submit to EDQ DA, DSDILGP 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 DA, DSDILGP 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 – ‘<i>Lighting for Roads and Public Spaces</i>’;</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>c) Submit to EDQ DA, DSDILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</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>

<p>20.</p>	<p><b>Compliance Assessment – Landscape Works (Park, Sports Fields &amp; Open Space)</b></p> <p>a) Submit to EDQ DA, DSDILGP 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 DA, DSDILGP, ‘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>
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21.	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ DA, DSDILGP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to survey plan endorsement</p>
22.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ DA, DSDILGP 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:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP);</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
<b>Surveying, land transfers and easements</b>		
23.	<p><b>Land transfers – Contaminated Land</b></p> <p>Demonstrate to EDQ DA, DSDILGP that Lot 9000 to be transferred in fee simple is not registered on either the Environmental Management or the Contaminated Land Registers.</p>	<p>Prior to survey plan endorsement</p>
24.	<p><b>Land transfers – Park and open space</b></p> <p>Transfer, in fee simple, with no conditions, to Council Lot 9000 for park, open space purposes and other ancillary public purposes (including essential services) as determined by Council.</p>	<p>At registration of survey plan</p>
25.	<p><b>Easements over infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to survey plan endorsement</p>
26.	<p><b>Access Easement</b></p> <p>Provide an access easement over Lot 322(Pt) on SP311781 in favour of 9000(Pt), generally in accordance with the approved plan. This easement is to facilitate public access of the car park in perpetuity, as overflow car parking for the district sports park.</p>	<p>Prior to survey plan endorsement</p>

**STANDARD ADVICE**

Please note that 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 \*\***