

Table 1 Review of Preliminary Approval (“PA”) Conditions

PA Condition	Response
3. Staging	The management subdivision does not impact upon the delivery of Stage 1A, being the first stage or stage 2 and 3. This is achieved given management lots can be sealed and then subdivided with the delivery of Stage 2 and 3.
4. External Works and Infrastructure	<p><u>Sewerage</u> The proposed development allows for the orderly delivery of sewerage infrastructure, including provision for a lot (proposed Lot 702) for a sewer pump station.</p> <p><u>Water Supply</u> The proposed development does not affect water supply infrastructure. None is required for this management subdivision application.</p> <p><u>Transport</u> The proposed development does not affect transport infrastructure. None is required for this management subdivision application.</p> <p><u>Parkland</u> The development application does not affect the delivery of parkland infrastructure associated with Stage 1A and 1C and Stage 2.</p> <p><u>Waterways</u> The development application does not affect the existing waterways.</p>
5. Future Infrastructure Charges	The proposal is for a management subdivision to logically address the removal of land from the EMR. No infrastructure charges notices should be applied.
6. Cultural Heritage Conservation	The proposed management subdivision does not impact upon the areas of heritage conservation to the east of the site, within the estate.
7. Relevant Period	This application has been submitted under the CityPlan 2014.
8. Removal of Land from the Environmental Management Register	This application seeks to address the logical removal of parts of Lot 51 from the EMR, to allow orderly delivery of development within the estate. It is noted that the transfer of any land from the applicant to Council will be carried out as part of these conditions, with the lots retained in ownership by the client until compliance with this conditions is demonstrated. The dedication of

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	these lots to Council will be carried out with the subsequent stages as required by conditions of approval for the RoL development permits.
9. Santos	The applicant must make referral to Santos as an advice agency for this application.
10. Development Within 273 metres of the Moonie Pipeline	The proposed management subdivision does not impact upon the decommissioned Moonie pipeline.
11. Contaminated Land Private Conservation Area	The private conservation lot is retained within proposed Lot 1807 in Stage 1 of the management subdivision, this will allow future management of this area as required by this condition, being the responsibility of a future body corporate, given it will be retained on the EMR.
12. Contaminated Land - Private	Refer above response to condition #11.
13. Sustainability	The development application does not incorporate approvals for housing on the subject allotments.
14. Fencing to boundary with Broadcast Australia	Noted.
15. Electromagnetic Hazard	Noted.
16. Community Management	The proposal is for standard format management allotments.
17. Environmental Covenant	The proposed management subdivision does not impact upon the required delivery of the environmental covenant with future development permits.
18. Submit Rehabilitation Plan	Rehabilitation plans have been provided as part of applications for Stage 1A, 1C and Stage 2. Stage 2 conditions require compliance permits for a Rehab plan.
19. Submit Vegetation Management Plan	Rehabilitation plans have been provided as part of applications for Stage 1A, 1C and Stage 2. Stage 2 conditions require compliance permits for a VMP.
20. Stormwater Quality	The proposed management subdivision does not impact upon the delivery of stormwater quality

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	devices associated with the estate.
21. Dedicate Parkland	The proposed management subdivision does not impact upon the required parkland delivery. This condition notes that the parkland /drainage /conservation / public open space is to be delivered as part of each future stage. The Stage 2 development conditions require the rehabilitation and dedication of this land as part of Stage 2.
22. Submit Plan for improvement works in Park	Not required for this application.



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