



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/637

31 March 2017

PEET Flagstone City Pty Ltd
C/- Ms Penny Cooper and Ms Sophie Williams
RPS Australia East Pty Ltd
GPO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Penny and Sophie

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 2 LOTS INTO 38 LOTS (11 TOWN CENTRE FRAME LOTS, 22 TERRACE HOUSING LOTS, 2 SERVICE LOTS, 3 BALANCE LOTS, NEW ROAD AND ACCESS EASEMENTS) IN 8 STAGES AT HOMESTEAD DRIVE AND NEW BEITH ROAD, UNDULLAH DESCRIBED AS LOT 906 ON SP216472 AND PART LOT 873 ON SP166448

On 29 March 2017 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 of Infrastructure, Local Government and Planning website <http://www.edq.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

A handwritten signature in black ink, appearing to read "J. Stone".

Jeanine Stone
Director, EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	New Beith Road and Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	Part 873	SP166448
	906	SP216472
PDA development application details		
DEV reference number	DEV2014/637	
'Properly made' date	27 March 2017	
Type of application	<input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <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	2 Lots into 38 Lots (11 Town Centre Frame Lots, 22 Terrace Housing Lots, 2 Service Lots, 3 Balance Lots, New Road and Access Easements) in 8 Stages	

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"> ▪ Amendment to the Plans of Subdivision to include an extra stage (stage 7H) ▪ Replacement of Condition 12 – Sewage Treatment and Disposal
Original Decision date	08 July 2015
1 st Change to approval date	8 December 2015
2 nd Change to approval date	26 February 2016
3 rd Change to approval date	20 September 2016
4 th Change to approval date	21 December 2016
Change to approval date	29 March 2017
Currency period	6 years from original decision date

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 (if applicable)	Date (if applicable)
1.	Plan of Subdivision Stage 7 Town Centre East	110056-270, Rev E	21/02/17
2.	Plan of Subdivision Stage 7A & B Town Centre East	110056-271, Rev E	21/02/17
3.	Plan of Subdivision Stage 7C & D Town Centre East	110056-272, Rev E	21/02/17
4.	Vegetation Clearing & Fauna Management Plan Flagstone East – Commercial Precinct (Stage 7)	6207 E 01 VMP East G	October 2016 (as amended in red dated 13 December 2016). (Approved 21 December 2016)
5.	Flagstone Stage 7 Road Layout Plan	SK5316, Revision A	01-04-2015 (Approved 08 December 2015)
6.	Road Typical Cross Sections	721743-033-CI-SK22 Rev B	December 2014 (Approved 8 July 2015)
7.	Flagstone City – Stage 7 Stormwater Management Report	7217/43/R11V1, Version 2	14 January 2015 (Approved 8 July 2015)
8.	Flagstone City - Masterplan Flooding Assessment	721743/032/R1V6 Version 6	05 September 2014 (Approved 8 July 2015)

9.	Bushfire Hazard Management Plan Flagstone West Structure Plan Area (Stage 7) New Beith Road and Homestead Drive, Undullah	150105 BHM Report, Issue B	13.01.2015 (as amended in red dated 07 May 2015) (Approved 8 July 2015)
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Supporting Plans and Documents

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

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)	
Endorsed Context Plan			
1.	Flagstone Context Area One Context Plan	110056-112i	July 2015 (endorsed 8 Dec 2015)
Endorsed Infrastructure Master Plans			
2.	Endorsed Earthworks Infrastructure Master Plan Version 1.2		January 2014 (endorsed 11 Mar 2014)
3.	Endorsed Energy and Communications Infrastructure Master Plan Version 1.2		January 2014 (endorsed 29 Jan 2014)
4.	Endorsed Stormwater Infrastructure Master Plan Version 1.3		March 2014 (endorsed 23 Apr 2014)
5.	Endorsed Water Supply and Sewer Networks Infrastructure Master Plan Version 1.2		February 2014 (endorsed 10 Mar 2014)
6.	Endorsed Community Greenspace Infrastructure Master Plan Version 3.0		March 2015 (endorsed 21 Apr 2015 and as amended in red dated 21 Apr 2015)
7.	Endorsed Community Facilities Infrastructure Master Plan Version 1.2		February 2014 (endorsed 11 Mar 2014 and as amended in red dated 10 Mar 2014)
8.	Endorsed Movement Network Infrastructure Master Plan Version 2.0		June 2015 (endorsed 06 Jul 2015)
Endorsed Overarching Site Strategies			
9.	Endorsed Natural Environment Overarching Site Strategy Version 1.3		August 2015 (endorsed 22 Dec 2015)

10.	Endorsed Total Water Cycle Management Overarching Site Strategy Version 1.2		March 2014 (endorsed 14 Mar 2014 and as amended in red dated 14 Mar 2014)
11.	Endorsed Ecological Sustainability and Innovation Overarching Site Strategy Version 1.2		February 2014 (endorsed 07 Mar 2014 and as amended in red dated 04 Mar 2014)
12.	Endorsed Community Development Overarching Site Strategy Version 1.2		February 2014 (endorsed 12 Mar 2014)
13.	Endorsed Housing Diversity and Affordability Overarching Site Strategy Version 1.3		January 2014 (endorsed 29 Jan 2014)
14.	Endorsed Employment and Economic Development Overarching Site Strategy Version 1.3		March 2014 (endorsed 12 Mar 2014)
Endorsed Weed Management & Rehabilitation Plan			
15.	Endorsed Weed Management & Rehabilitation Plan	6207, Issue B	16/11/2012 (endorsed 2 September 2014)

PREAMBLE

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

Compliance assessment

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

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any relevant 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 30 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 30 business days** from the date of the notice.
 - v. **within 30 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 30 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. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment & Heritage Protection
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **ICOP** means Infrastructure Charges Offset Plan (July 2013).
8. **IFF** means Infrastructure Funding Framework (February 2015).
9. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013).
10. **MEDQ** means The Minister of Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **Registered Service Provider** means a service provider registered under the *Water Supply (Safety and Reliability) Act 2008 to provide water or sewerage services.*
13. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans, drawings and documents.</p>	Prior to survey plan endorsement for each stage
2	<p>Certification of Operational Works</p> <p>All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3	<p>Street Naming</p> <p>Submit to EDQ Development Assessment DILGP a schedule of street names approved by Council.</p>	Prior to survey plan endorsement for each stage
4	<p>Entry walls or features</p> <p>The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment DILGP.</p>	As indicated
Engineering		
5	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise, 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 soils (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <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 site works for each stage</p> <p>b) At all times during construction</p>

<p>6</p>	<p>Traffic Management Plan</p> <p>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.</p> <p>The TMP must include the following:</p> <ol style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council road(s). <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, effective until 'on-maintenance' in accordance with a certified traffic management plan.</p> <p>b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>
<p>7</p>	<p>Compliance Assessment - Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, concept functional layout plan(s) including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks proposed in this development application. The format of the functional layout plan(s) shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of Development</i>.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the earthworks functional layout plan(s) endorsed under part a) of this condition.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of 	<p>a) Prior to submission of pre-construction documentation for the first stage.</p> <p>b) Prior to commencement of site works for each stage</p>

	<p>dispersive soils and their rehabilitation;</p> <p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>c) Carry out the earthworks generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement for each stage</p>
8	<p>Roads</p> <p>a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents:</p> <p>i. Road Layout Plan, Drawing No. SK5316 Revision A, dated 01-04-2015;</p> <p>ii. Road Typical Cross Sections, Drawing No. 721743-033-CI-SK22 Rev B, dated December 2014;</p> <p>iii. The endorsed <i>Flagstone City - Movement Network Infrastructure Master Plan</i>.</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, DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
9	<p>Roads – Elderberry Drive and Road 8 Intersection</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering design/construction drawings certified by a RPEQ for the Elderberry Drive and proposed Road 8 intersection.</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, DILGP 'as-constructed' drawings, asset register and test results</p>	<p>a) Prior to commencement of site works for stage 7A</p> <p>b) Prior to survey plan endorsement for stage 7A</p> <p>c) Prior to survey plan</p>

	certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	endorsement for stage 7A
10	<p>Compliance Assessment – Water</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment a water reticulation Stage 7 Precinct Network Plan certified by a RPEQ and endorsed by a registered service provider.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed 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, DILGP ‘as-constructed’ plans, asset register, pressure and bacterial test results in accordance with the registered service provider’s current adopted standards.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to commencement of site works for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement for each stage</p>
11	<p>Compliance Assessment – Sewer</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment a sewer reticulation Stage 7 Precinct Network Plan, certified by a RPEQ endorsed by a registered service provider.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance the endorsed 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, DILGP ‘as-constructed’ plans, asset register, pressure and CCTV results in accordance with the registered service provider’s current adopted standards.</p>	<p>a) Prior to survey plan endorsement of the first stage</p> <p>b) Prior to survey plan endorsement of the first stage</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement for each stage</p>
12	<p>Tankering of wastewater</p> <p>Unless an Infrastructure Agreement provides to the contrary, prior to the completion and commissioning of the Flagstone Sewerage Treatment Plant augmentation to 4,000EP the following is required:</p>	

	<p>a) Enter into a tankering agreement for the collection and disposal of wastewater for any lots created; and</p> <p>b) Maintain the tankering agreement required by part a) of this condition until the Flagstone Sewerage Treatment Plant augmentation is commissioned.</p> <p>Advice Note: <i>The reasonable costs of tankering the sewage in accordance with the tankering agreement required by this condition will be reimbursable from the Sub-Regional Charges</i></p>	<p>a) Within three (3) months of the survey plan endorsement for each stage</p> <p>b) As indicated</p>
13	<p>Stormwater Management (Quantity & Quality)</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage reticulation system including detention basins and stormwater treatment devices generally in accordance with the <i>PDA Guideline No. 13 Engineering Standards – Stormwater Quantity, PDA Guideline No. 13 Engineering Standards – Stormwater Quality</i> and the following approved documents:</p> <ol style="list-style-type: none"> i. Flagstone City - Masterplan Flooding Assessment, Document No. 721743/032/R1V6, Version 6, dated 05 September 2014; ii. Flagstone City – Stage 7 Stormwater Management Report, Document No. 7217/43/R11V1, Version 2, dated 14 January 2015. <p>The drainage network adopted must demonstrate ‘no worsening’ or create actionable nuisances to upstream or downstream properties, including the adjoining rail network, for storm flows up to a 1% AEP.</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, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
14	<p>Street Lighting</p> <p>Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves.</p> <p>The street lighting must comply with one of the following:</p> <ol style="list-style-type: none"> i. Rate 2 (Energex owned) Public Lighting, which is to be: <ol style="list-style-type: none"> 1. acceptable to Energex; 2. endorsed by Council as the Energex ‘billable 	<p>Prior to survey plan endorsement for each stage</p>

	<p>customer'; and</p> <p>3. generally in accordance with Australian Standards AS1158 –<i>‘Lighting for Roads and Public Spaces’</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>; or</p> <p>ii. Rate 3 (Council owned) Public Lighting:</p> <p>1. which is to be acceptable to Council;</p> <p>2. which is to be generally in accordance with Australian Standards AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>, AS3000 – <i>‘SAA Wiring Rules’</i> and AS4282 – <i>‘Control of the Obtrusive Effects of Outdoor Lighting’</i>.</p> <p>3. Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to Council.</p>	
15	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DILGP 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 for each stage
16	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.</p>	Prior to survey plan endorsement for each stage
17	<p>Broadband</p> <p>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.</p>	Prior to survey plan endorsement for each stage
18	<p>Damage and Repairs</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) and other public infrastructure that may occur during any works carried out in association with the approved</p>	Prior to survey plan endorsement of the final stage

	development.	
Landscaping and Environment		
19	<p>Bushfire Management and Mitigation</p> <p>Submit to EDQ Development Assessment, DILGP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within Stage 7 have been carried out generally in accordance with the Bushfire Hazard Management Plan, Flagstone West Structure Plan (Stage 7), document no. 150105 BHM report, Issue B dated 13.01.2015 (as amended in red dated 07 May 2015).</p>	Prior to survey plan endorsement for the relevant stage
20	<p>Compliance Assessment - Streetscape Works</p> <p>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.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standards AS1158 –<i>Lighting for Roads and Public Spaces</i> and AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</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 Council adopted planting schedules and guidelines. <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 Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>
21	<p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA for improvement works within the proposed parkland and open space areas generally in accordance with the endorsed Community Green Space Infrastructure Master Plan and the following document:</p>	a) Prior to commencement of site works for the relevant stage

	<p>i. Flagstone, Plan of Development – Precinct 1 – Stage 7 Landscape Master Plan Report, Document No. 12306_POD_STG 7_Landscape Rev A, dated 2014 - 12-05;</p> <p>and generally documenting the following:</p> <ol style="list-style-type: none"> 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location and details of proposed drainage and stormwater works within the park, including cross-sections; 4. locations of electricity and water connections to the park; 5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; 8. public lighting in accordance with AS1158 –<i>Lighting for Roads and Public Spaces</i>” and AS4282 – “<i>Control of the Obtrusive Effects of Outdoor Lighting</i>”. <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, DILGP, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect.</p>	<p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
<p>22</p>	<p>Vegetation Management</p> <p>Undertake all vegetation clearing and site rehabilitation within the Stage 7 development boundary generally in accordance with the endorsed Natural Environment Overarching Site Strategy and the approved Vegetation Clearing & Fauna Management Plan Flagstone East – Commercial Precinct (Stage 7), document no. 6207 E01 VMP East G, dated October 2016 (as amended in red dated 13 July 2016).</p>	<p>Prior to survey plan endorsement for the relevant stage</p>

<p>23</p>	<p>Nest Box Offset Strategy</p> <p>a) Submit to EDQ Development Assessment, DILGP a Nest Box Offset Strategy from a suitably qualified professional generally in accordance with the following document:</p> <ul style="list-style-type: none"> i. Vegetation Clearing & Fauna Management Plan Flagstone East – Commercial Precinct (Stage 7), document no. 6207 E01 VMP East G, dated October 2016 (as amended in red dated 13 December 2016); <p>and generally documenting the following:</p> <ul style="list-style-type: none"> 1. location of proposed nest box installations. The nest boxes are to be installed within the Sandy Creek corridor; 2. a range of nest boxes and types for open-forest arboreal species, including bats, birds and marsupials; 3. proposed nest box management and maintenance regime. <p>b) Implement the Nest Box Offset Strategy as required under part a) of this condition.</p>	<p>a) Prior to the commencement of clearing works</p> <p>b) As required by the Nest Box Offset Strategy</p>
<p>24</p>	<p>Dam De-Watering Fauna Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Dam De-Watering Fauna Management Plan generally documenting the following:</p> <ul style="list-style-type: none"> 1. sequence of de-watering works; 2. sediment and erosion control measures; 3. wildlife capture, wildlife management and wildlife relocation procedures; and 4. roles and responsibilities of personnel, including de-watering personnel and wildlife spotter/catcher <p>b) Implement the Dam De-Watering Fauna Management Plan as required under part a) of this condition.</p>	<p>a) Prior to the commencement of dam dewatering works</p> <p>b) At all times during the dam de-watering process</p>
<p>25</p>	<p>Erosion and Sediment Management</p> <p>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 the following guidelines:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during</p>

		construction
Surveying, land dedication and easements		
26	<p>Land transfers – Contaminated Land</p> <p>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.</p>	Prior to survey plan endorsement for the relevant stage
27	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land.</p> <p>The widths and 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>	Prior to survey plan endorsement for the relevant sub-stage
28	<p>Small lot development easements for lots $\leq 300\text{m}^2$</p> <p>For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist):</p> <ol style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or <p>provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one(1) or more of the above purposes (but only where those relevant circumstances will exist).</p> <p><i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i></p>	At or prior to survey plan endorsement for the relevant stage
29	<p>Small lot development easements for lots $>300\text{m}^2$</p> <p>If a lot is more than 300m^2 and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).</p>	At or prior to survey plan endorsement for the relevant stage

Infrastructure Charges		
30	<p>Municipal Charge (excluding catalyst infrastructure charge)</p> <p>a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal Charge in accordance with the IFF and indexed to the date of payment.</p> <p>b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable.</p> <p>c) Infrastructure contributions carried out under part b) of this condition may be offset against the Municipal Charge in part a) of this condition in accordance with the IFFCOA and ICOP.</p>	Prior to survey plan endorsement for each stage
31	<p>Catalyst Charge</p> <p>Where catalyst infrastructure agreements executed on 14 August 2014 provides to the contrary, pay to the MEDQ the catalyst infrastructure charge in accordance with the IFF and indexed to the date of payment</p>	Prior to survey plan endorsement for each stage
32	<p>State Charge</p> <p>a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the state charge in accordance with the IFF and indexed to the date of payment</p> <p>b) The State Infrastructure is that set out in the endorsed Infrastructure Master Plans.</p>	Prior to survey plan endorsement for each stage
33	<p>Sub-Regional Charge</p> <p>Unless a relevant infrastructure agreement provides the contrary, pay to MEDQ the sub-regional charge and value capture charge in accordance with the IFF and indexed to the date of payment.</p>	Prior to survey plan endorsement for each stage
34	<p>Implementation Charge</p> <p>a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment.</p> <p>b) The implementation works are those set out in the ICOP.</p> <p>c) Implementation works carried out under part b) of this condition may be offset against the Implementation Charge in part a) of this condition in accordance with the IFFCOA and ICOP.</p>	Prior to survey plan endorsed for each stage

35	Koala Habitat Offset Pay to MEDQ \$150 for each lot approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each stage
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STANDARD ADVICE

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

**** End of Package ****