



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/844

26 October 2017

Pacific International Development Corporation Pty Ltd
ATF The PIDC Trust
C/- Mr Gavin Johnson
Mortons – Urban Solutions
PO Box 2484
SOUTHPORT QLD 4215

Dear Gavin

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – WHOLE OF SITE (COMMERCIAL; INDUSTRIAL; RESIDENTIAL; RETAIL; RURAL; SERVICE, COMMUNITY AND OTHER; SPORT, RECREATION AND ENTERTAINMENT) WITH CONTEXT PLAN AT DAIRY, UNDULLAH AND WYATT ROADS, UNDULLAH DESCRIBED AS LOT 3 ON S311896, LOT 200 ON SP133189 AND LOT 1 ON RP97710

On 25 October 2017 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Désirée Houston-Jones
Executive Director – EDQ Planning Services

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	Dairy, Undullah and Wyatt Roads, Undullah	
Lot on plan description	Lot number	Plan description
	3	S311896
	200	SP133189
	1	RP97710
PDA development application details		
DEV reference number	DEV2017/844	
'Properly made' date	28 April 2017	
Type of application	☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Whole of Site (Commercial; Industrial; Residential; Retail; Rural; Service, Community and Other; Sport, Recreation and Entertainment) with a Context Plan	

PDA development approval details

Decision of the MEDQ	1. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice; and 2. The uses are those set out in Table 1B of the Approved Precinct One Land Use and Development Code Flinders, document no. PID FL1, Revision B, dated 25 September 2017 and generally in accordance with the Flinders Precinct 1 Land Use Plan, document no. Version 10.5 Dwg No 23301-ALL-P137 Sheets 1 of 2, dated 06 April 2017.
Decision date	25 October 2017
Currency period	40 years from decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Flinders Precinct 1 Land Use Plan	Version 10.5 Dwg No 23301-ALL-P137 Sheets 1 of 2	06 April 2017
2.	Precinct One Land Use and Development Code Flinders	PID FL1, Revision B	25 September 2017
3.	Flinders Precinct 1: Flood Impact Assessment	R.B21415.002.04.FIA, Revision 4	21 April 2017
4.	Flinders Precinct 1: Stormwater Quality Management Plan	R.B21415.005.03.SMP, Revision 3	21 April 2017
5.	Flinders Precinct 1: Concept Lake Management Plan	R.B21415.001.04. Flinders Lake Concept Management Plan, Revision 4	24 April 2017
6.	Response to EDQ – Water Quality,	R.B21415.010.04.EDQ_Response_LakeWQ, Revision 4,	9 August 2017
7.	Site Based Management Plan for Dispersive Soil	10922 SBMP RKB1F	August 2012
8.	Flinders Estate – Lake Development Dispersive Soil Management Plan Addendum for Lake Development (Planning)	Version 8	24 July 2017
9.	Flinders Development – Flinders Lakes Embankment Engineering Input	116087.01L03-b	26 April 2017
10.	Broad Geotechnical Assessment	GE12/005	February 2012

11.	Significant Biodiversity Assessment Report	8020, Issue EDQ Submission 1	26 April 2017
12.	Undullah – Woollaman Creek Corridor Connectivity Analysis	8020, Issue Final	26 July 2017
13.	Flinders (Precinct 1) Waterway Corridor Restoration Strategy	23301-WCRS-REV 3	April 2017
14.	Unexploded Ordnance (UXO) Management Plan, prepared by BOZ Technical Services Pty Ltd	Rev 01 – First Issue	29 November 2011
15.	Bushfire Management Strategies on Precinct 1 – Flinders	11-044 BMS Report	February 2012
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.	Context Plan	RD1002, Revision Q	14/07/17

PREAMBLE

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

Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) “Approved Uses” can occur without a further approval for a Material Change of use, where the use is identified on a particular site within an approved Plan of Development (that complies with Practice Note 10) as part of an approval for Reconfiguration of a Lot.
“Approved Uses” are detailed in the Precinct One Land use and Development Code, Flinders, Version 10.5, Dwg No. 23301-ALL-P137, Sheets 1 of 2, dated 06 April 2017.
- (c) Further approvals may be obtained in accordance with the development scheme.

Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a PDA development permit for a Reconfiguring a lot (with a Plan of Development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;

- (ii) lot size and configuration;
- (iii) building height;
- (iv) plot ratio / gross floor area / gross leasable area;
- (v) site cover;
- (vi) building footprint;
- (vii) site access arrangements;
- (viii) on-site parking and servicing arrangements; and
- (ix) how the development will progress or generally achieve the provisions of the development scheme.

If the application for a PDA development permit is a subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must be generally in accordance with the endorsed context plan for the area and any requirements of this approval.

Compliance assessment

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

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
2. **EDQ** means Economic Development Queensland
3. **ICOP** means Infrastructure Charges Offset Plan, Greater Flagstone Priority Development Area, dated July 2013
4. **IFF** means Infrastructure Funding Framework, dated July 2017.
5. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offsets Arrangements, dated July 2013
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carrying out the development Carry out and complete the development generally in accordance with: (a) the Flinders Precinct 1 Land Use Plan, Version 10.5, Dwg No. 23301-ALL-P137, Sheets 1 of 2, dated 06 April 2017, (b) the conditions contained in this Approval (c) all PDA development permits (d) all endorsed infrastructure master plans (e) all endorsed overarching site strategies (f) the endorsed context plan relating to that part of the site the subject of this application (g) all approved plan of developments and (h) all endorsed detailed design documentation.	At all times
2.	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies, with the exception of the Lake Infrastructure Master Plan, required by conditions of this Approval have been endorsed by EDQ (ii) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development notes as part of an approval for Reconfiguration of a Lot. (iii) detailed design documentation for approved uses relevant to the particular development has been endorsed by the EDQ. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by EDQ; and (ii) must cease immediately upon approval of the 1st relevant RoL with or without a PoD relating to that part of the site. Advisory note: <i>An interim use in a context plan area may continue or commence where approved by a subsequent Material change of use application or where shown on an approved Plan of Development.</i>	(a) Prior to the commencement of use on that part of the site. (b) Prior to commencement of the Interim use and then on-going.
3.	Infrastructure master plans (a) A PDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site	Prior to the approval of the 1 st subsequent application for the site

	(ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long-term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) address the requirements and standards (including any areas of non- compliance) outlined in the: a. development scheme in force at the date of this Approval b. applicable PDA guideline(s) in effect at the date of this Approval (v) identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify, where relevant, the internal and external infrastructure required for the ultimate development of the site (vii) identify how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined and (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable PDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	
4.	Overarching site strategies (a) A PDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the PDA guideline(s) in effect at the	Prior to the approval of the 1st subsequent application for the site

	date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable PDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	
5.	Detailed design documentation (a) Where a condition of this approval requires endorsement of detailed design documentation for any use listed in Table 1B of Section 1.0, Precinct One, Land Use and Development Code, Flinders, Document No. PID FL1, Revision B, dated 25 September 2017, submit to EDQ for compliance assessment detailed design documentation detailing the following, (where applicable to the proposed development): (i) site location (ii) lot size and configuration (iii) building height (iv) plot ratio, gross floor area, gross leasable area and site cover (v) number of dwelling units and bedrooms; (vi) building design including elevations and materials (vii) demonstrate active frontages. (viii) interface with adjoining residential uses (ix) open space provision, including on-site landscape treatments (x) site access arrangements (xi) traffic engineering report addressing on-site parking and servicing arrangements (xii) engineering services report (xiii) site based stormwater management plan. (b) If the development shown in the detailed design documentation is inconsistent with the development parameters shown on an approved plan of development, the detailed design documentation must also comply with the requirements of condition 5(c) so far as they are relevant. (c) The detailed design documentation will be assessed against: (i) the endorsed context plan for that part of the site (ii) the approved Plan of Development for that part of the	Prior to commencing the relevant development

	(iii) site, (iv) the relevant provisions of the development scheme in force at the time of this Approval (v) relevant PDA guidelines in effect at the time of this Approval and (v) any further requirements set out in a condition of this Approval.	
6.	Commencement of work Site works (excluding general maintenance and clearing of vegetation) to facilitate the commencement of any of the development the subject of this Approval, must commence within eight (8) years of this Approval. However, it is not necessary for works to facilitate the commencement of all the uses identified in listed in Table 1B of Section 1.0, Precinct One, Land Use and Development Code, Flinders, Document No. PID FL1, Revision B, dated 25 September 2017 to commence on the site within eight (8) years of this Approval.	As indicated
Infrastructure Charges		
7.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the State charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP including those components of State Infrastructure required in condition 13 (Table 1) of this Approval. (c) Infrastructure works carried out under item (b) may be offset against the state charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
8.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the municipal charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Municipal infrastructure is that set out in the ICOP and may include components of the Municipal infrastructure required in conditions 12, 13 (Table 2), 15, 16, 17 and 20 of this Approval. (c) Infrastructure works carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF

9.	Sub-regional infrastructure and value capture charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional infrastructure charge and the value capture charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. The value capture charge will only apply to land which is outside the urban footprint as defined in the South East Queensland Regional Plan 2009 – 2031. (b) The sub-regional infrastructure is that set out in the ICOP and may include components of the sub-regional infrastructure required in conditions, 15, 16 and 17 of this Approval. (c) Infrastructure works carried out under item (b) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
10.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the implementation charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in conditions 24, 25 and 27 of this Approval. (c) Implementation works carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
11.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the PDA, pay to the MEDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: Catalyst infrastructure is being provided for the benefit of the PDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.	As required by the ICOP and IFF

12.	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus or agreed alternative) service in accordance with an endorsed strategy. (b) Submit to EDQ Development Assessment, DILGP for compliance assessment an interim public transport strategy that demonstrates: (i) public transport service to connect to an existing local network (ii) timeframes for bus services or agreed alternative including peak times and other times for weekdays and times for services on weekends and public holidays and (iii) cost to deliver the bus or agreed alternative services. (c) The cost of the subsidy may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.												
Infrastructure Master Plans														
13.	Community facilities (a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in condition 3 of this Approval, the community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and (iii) identify how the land will be serviced and made ready for use. Table 1: Serviced land requirements for State government facilities <table border="1" data-bbox="317 1489 1080 1641"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>State primary school</td><td>1</td><td>6.5 ha</td></tr> </tbody> </table> Table 2: Serviced land requirements for local government community facilities <table border="1" data-bbox="317 1744 1080 1897"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>Local Community Facility</td><td>1</td><td>0.12ha</td></tr> </tbody> </table> Advisory note: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the	Facility or service	Number of facilities	Site/facility area	State primary school	1	6.5 ha	Facility or service	Number of facilities	Site/facility area	Local Community Facility	1	0.12ha	Prior to the approval of the 1 st subsequent application for the site
Facility or service	Number of facilities	Site/facility area												
State primary school	1	6.5 ha												
Facility or service	Number of facilities	Site/facility area												
Local Community Facility	1	0.12ha												

	<i>community can be demonstrated.</i>	
14. Energy and Communication service infrastructure	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for energy and communication service infrastructure. (b) In addition to the requirements set out in condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site (ii) address information communication technologies for the site and (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.	Prior to the approval of the 1 st subsequent application for the site
15. Movement network	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for movement network (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan for the movement network must: (i) confirm the desired external road upgrade scenario to service the site (ii) include an indicative timetable for delivery of the major transport infrastructure items within and external to the site including the desired scenario that is proposed to be adopted.	Prior to the approval of the 1 st subsequent application for the site
16. Sewer	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan for the sewer infrastructure must: (i) Be generally consistent with any strategy endorsed by the relevant service authority. (ii) Provide details, if required, for any proposed interim temporary wastewater treatment discharge/treatment measures in the absence of a connection being available to the regional Cedar Grove Facility. (iii) Provide details for either: • the effluent discharge strategy outside the Flagstone PDA area; or • the effluent discharge strategy within the Flagstone PDA. The effluent quality must be processed to an A+ standard in accordance with the 2005 EPA Queensland Water Recycling Guidelines. • Address how the proposed infrastructure and other actions will	Prior to the approval of the 1 st subsequent application for the site

	contribute towards the achievement of an overarching site strategy for TWCM	
17. Water supply	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) include an external water reticulation strategy endorsed by the relevant service authority. (ii) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to the approval of the 1 st subsequent application for the site
18. Stormwater	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) reference a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. Consideration must be given to the Flood Hazard Overlay Code of the Logan Planning Scheme 2015 or a subsequent version. (ii) reference a Stormwater Management Report detailing measures to be implemented provide appropriate management of water quality and water quantity in accordance with the requirements of PDA Guideline No 13 - Engineering Standards. (iii) be generally consistent with the following support documents: a. Flinders Precinct 1: Flood Impact Assessment, document no. R.B21415.002.04.FIA, Revision 4, dated 21 April 2017, prepared by BMT WBM b. Flinders Precinct 1: Stormwater Quality Management Plan, document no. R.B21415.005.03.SMP, Revision 3, dated 21 April 2017, prepared by BMT WBM c. Flinders Precinct 1: Concept Lake Management Plan, Document No. R.B21415.001.04.FlindersLakeConceptManagmentPlan, Revision 4, dated 24 April 2017, prepared by BMT WBM d. Flinders Development – Lake Embankment Engineering Input, document no. 116087-01L03-b, dated 26 April 2017, prepared by ATC Williams; (iv) address how creek stability is to be achieved generally in accordance with the Flinders (Precinct 1) Waterway Corridor Restorations Strategy' report, document no. 23301-WCRS-REV 3, dated April 2017, prepared by Mortons-Urban Solutions. (v) provide an assessment of the inter-relationship between existing groundwater conditions and proposed development design and (vi) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site	Prior to the approval of the 1 st subsequent application for the site

	strategy for TWCM.									
19. Earthworks strategy	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) address the results of the Broad Geotechnical Assessment Report for Precinct 1 – Flinders Development by Morrison Pty Ltd, Job No. GE12/005 issued February 2012. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils generally in accordance with the Site Based Management Plan for Dispersive Soils report, document no. 10922 SBMP RKB1F, dated August 2012 prepared by Gilbert and Sutherland dated August 2012 and Flinders Estate – Lake Development Dispersive Soils Management Plan: Addendum for Lake Development (Planning), version 8, dated 24 July 2017, prepared by Wholistic Environment. (iv) prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	Prior to the approval of the 1 st subsequent application for the site								
20. Community greenspace	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an infrastructure master plan for community greenspace. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) reflect the land transfer rates set out in Table 1 and Table 2 below, unless a relevant infrastructure agreement provides to the contrary Table 1: Land and embellishment requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Recreation parks</td><td>2.8</td></tr><tr><td>Sports parks</td><td>1.8</td></tr><tr><td>Total parks</td><td>4.6</td></tr></table> In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, and in accordance with EDQ Guideline No. 12 – Park Planning & Design, unless a relevant infrastructure agreement/infrastructure master plan provides to the contrary.	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	Prior to the approval of the 1 st subsequent application for the site
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)									
Recreation parks	2.8									
Sports parks	1.8									
Total parks	4.6									

Table 2: Land and embellishments requirements for greenspace

Park Type	Number of facilities –	Min. Area
Civic Park – District centre	1	0.4 ha
Civic Park- District plaza	1	n/a
District Recreation Park	2	5.0 ha
District Sports park	1	7.5 ha
Neighbourhood Recreation Park	10	0.5 ha
Undallah Creek / Woolaman Creek Buffer		Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies

- (ii) detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and
- (iii) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes

21. Lake

- (a) Submit to EDQ Development Assessment, DILGP for compliance assessment an Infrastructure Master Plan for the lake which is generally consistent with the Flinders Precinct 1: Concept Lake Management Plan, document no. R.B21415.001.04FlindersLakeConceptManagementPlan, revision 4, dated 24 April 2017, prepared by BMT WBM and Response to EDQ – Water Quality, Document No. R.B21415.010.04.EDQ_Response_LakeWQ, Revision 4, dated 9 August 2017, prepared by BMT WBM.

The Infrastructure Master Plan must:

- (i) Identify the intent of the lake (e.g. amenity, recreation) and water quality objectives that match the intent for the lake to meet secondary contact.
- (ii) Identify guiding principles for the design, construction, establishment and operation of the lake that will augment the realisation of the stated intent.
- (iii) Identify key risks associated with the lake and its operation, and outline associated performance criteria and strategies to demonstrate that risks will be appropriately managed and minimised. In particular, key performance criteria and conceptual design verification must be provided for issues related to lake water quality and sedimentation.
- (iv) Detail proposed means to consistently achieve acceptable

Prior to the approval of the 1st subsequent application that directly impacts the lake design or construction

	water quality within the lake, particularly during periods of low rainfall. (v) Provide a concept water quality monitoring program, including (if appropriate) pre-development, construction and operational phase monitoring. (vi) Provide a concept lake maintenance and management plan, outlining the maintenance and operational requirements for lake infrastructure (where known), action plans in the event of non-conformities arising, and performance indicators. (vii) Provide an assessment of the anticipated maintenance costs for the lake (and any associated infrastructure) to be supported by long term lake water quality assessments and simulations, including average, typical wet and typical dry years. (viii) Provide a financial framework for the future maintenance and management of the lake which is to be to the satisfaction of the receiving entity. (ix) Details of the entity that shall manage and maintain the financial framework (initially and ultimately), and, for any body corporate entities proposed, details of how funding is to be achieved on an annual basis, particularly in the initial years of development when there may be insufficient funds to maintain the lake. (x) Provide the following details for the handover of the lake including, but not limited to: - The entity to which the lake will be transferred. Evidence in writing shall be provided showing the proposed entity will accept the ownership of the lake, this could be in the form of a written undertaking, a MOU or an Infrastructure Agreement. - The performance criteria to be met prior to handover. - The proposed period the lake will be owned and managed by the applicant - The management structure to overview all the elements of the lake - Details of annual average lake operating and maintenance costs, including pumping and treatment costs, post flood event clean-up and recovery costs, and extended drought conditions abnormal costs (e.g. additional top up water purchase). - Details of lake siltation since construction based on bathymetric survey, and costs of desilting if required. (xi) Provide a water balance assessment of the lake, including an analysis of water level variation and residence time (and identification of any additional sources of water, if required). (xii) For any top-up water identified as being necessary according to the water balance assessment, identify potential sources of water, their likely quality and reliability, and any proposed treatment prior to top-up water entering the lake. (xiii) Detail flood levels applicable to the lake for a range of flood events by referencing a flood report which includes	
--	--	--

	an appropriate flood model. The flooding report shall be generally consistent with the Flinders Precinct 1: Flood Impact Assessment, document no. R.B21415.002.04.FIA, revision 4, dated 21 April 2017, prepared by BMT WBM. (xiv) Detail measures proposed to maximise public safety and minimise risk in both normal and flood conditions (xv) Present the results of a Dam Failure Impact Assessment that has been undertaken in accordance with relevant Queensland and Australian guidelines and provide a description of the design of the dams to be constructed at the downstream end of each lake. (xvi) Reference a Stormwater Management Report detailing measures to be implemented to augment the protection of lake water quality by the treatment of runoff from developed areas entering the lake. The report shall be generally consistent with the Flinders Precinct 1: Stormwater Quality Management Plan, document no. R.B21415.005.03.SMP, revision 3, dated 21 April, prepared by BMT WBM. (xvii) Provide an assessment of the impacts on fisheries and aquatic values and any management strategies to manage fisheries and aquatic values. (xviii) Provide a water licence as required by the <i>Water Act 2000</i> and any other approvals required under this Act. (xix) Details of spillway sizing design and dam failure impact assessment reports. Advice Note <i>The dam may be a referable dam pursuant to the Water Supply (Safety and Reliability) Act 2008 and subject to further approvals.</i>	
Overarching Site Strategies		
22. Total water cycle management (TWCM)	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an overarching site strategy for TWCM. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (iii) be generally consistent with the following support documents; a. Flinders Precinct 1: Stormwater Quality Management Plan, document no.	a) Prior to the approval of the 1st subsequent application for the site

	R.B21415.005.03.SMP, revision 3, dated 21 April 2017, prepared by BMT WBM. b. Flinders Precinct 1: Concept Lake Management Plan, document no. R.B21415.001.04FlindersLakeConceptManagementPlan, revision 4, dated 24 April 2017, prepared by BMT WBM. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented</i>	
23. Natural environment	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management) (ii) identify management strategies for threatened fauna species. (iii) identify management strategies for threatened flora species. (iv) Identify management strategies for managing fauna during construction and operational phases of the development. (v) Identify management strategies for managing fauna during construction and operational phase of the lake system. (vi) detail how and when koala habitat obligations for the Greater Flagstone PDA as detailed in EDQ Guideline no.17 Remnant Vegetation and koala habitat obligation in Greater Flagstone will be delivered. (vii) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable (viii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems (ix) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife	Prior to the approval of the 1st subsequent application for the site

	movement, including fauna connectivity and movement structures through the site (x) Identify management plans and riparian edge rehabilitation strategies for relevant sections of the lake system (xi) Develop a down downstream monitoring program for riparian vegetation and permanent and ephemeral aquatic areas during the construction an operational phases of the lake system (xii) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values (xiii) identify strategies to prevent land degradation (xiv) identify strategies to rehabilitate major drainage lines (xv) Develop parameters to be implemented identifying the appropriate use of land within the 50 to 100m setback to the top of high bank based on existing environmental conditions for the Woollaman - Undullah Creek corridor. Such uses could include recreation, stormwater and other complimentary uses where environmental values are considered low based on detailed ecological assessment and ground truthing (xvi) identify strategies for bushfire management (xvii) identify strategies for pest and weed management, and (xviii) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ Development Assessment, DILGP) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	
24. Ecological sustainability and innovation	a) Submit to EDQ Development Assessment, DILGP for compliance assessment an overarching site strategy for ecological sustainability and innovation. b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and (iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	Prior to the approval of the 1st subsequent application for the site

	(d) Include a monitoring program that on a yearly basis (or otherwise agreed with EDQ Development Assessment, DILGP) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
25. Community development	(a) Submit to EDQ Development Assessment, DILGP for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program and (ii) a community development program (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site and (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed and (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (f) Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ Development Assessment, DILGP) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	Prior to the approval of the 1st subsequent application for the site

	Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	
26.	Housing diversity and affordability (a) Submit to EDQ Development Assessment, DILGP for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) outline an approach to deliver 10% accessible housing and (iii) outline an approach to deliver 5% social housing (c) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ Development Assessment, DILGP) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: The affordable housing provisions of the strategy should include: • Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in EDQ Guideline Number 16 – Housing). • Allow for Incomes to be updated annually. • Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).	Prior to the approval of the 1st subsequent application for the site
27.	Employment and economic development a) Submit to EDQ Development Assessment, DILGP for compliance assessment an overarching site strategy for employment and economic development. b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training	Prior to the approval of the 1st subsequent application for the site

	opportunities and (v) outline an explanation and rationale for any implementation charge offsets proposed. c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	
Environment		
28. UXO	Management of UXO on the site is to be undertaken generally in accordance with the Unexploded Ordinance Management Plan prepared by Boz Technical Services, document no. Rev 01 – First Issue, dated 29 November 2011. In accordance with that report, the following areas are to be subject to focussed UXO search – NH3a and b., H1, H2, NH4, NH5, NH8a and b., NH9a and b (as shown on Precinct 1 Land Use Plan, sheet 1 of 2, drawing No. 23301-ALL-P137, version 10.5 dated 6th April 2017). Further reporting submitted for these areas is to include certification that an area has a very low likelihood of UXO or provide evidence to the contrary. Findings are to be reported through a revised risk assessment and Management Report containing further recommendations.	Prior to the approval of the 1st subsequent application for each respective stage identified within this condition
29. Bushfire	A detailed Bushfire Management Plan is to be developed for each stage of the development generally as outlined within the report - Bushfire Management Strategies on Precinct 1 – Flinders, document no. 11-044 BMS Report, prepared by L Hawkes dated February 2012	Prior to the approval of the 1st subsequent application for the site

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 ****