



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

Our ref: DEV2018/917/6

14 May 2019

Peet Flagstone City Pty Ltd
C/- Louisa Sloan
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Via e-mail: louisa.sloan@rpsgroup.com.au

Dear Louisa

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 13 LOTS) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AT HOMESTEAD DRIVE, UNDULLAH DESCRIBED AS FORMER PART OF LOT 50003 ON SP286481

On 13 May 2019 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website <https://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 07 3452 7406 or by e-mail at marissa.bais@dsd.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	Former Lot 50003 (part of)	SP286481
PDA development application details		
DEV reference number	DEV2018/917	
'Properly made' date	14 March 2019	
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	Reconfiguring a Lot (1 into 13 Lots) with a Plan of Development	

PDA development approval details

Decision of the MEDQ	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. The approved changes are summarised as follows: ▪ Reconfiguring Lot 50003 to create two lots (Lot 25024 and Lot 25023) ▪ Change to description of approval to reflect additional lot
Original Decision date	9 July 2019
Change to approval date	13 May 2019
Currency period	4 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 7H and 7I Town Centre East	110056 – 362 Rev G	28/02/19
2.	Plan of Subdivision Stage 7I Town Centre East	110056 – 362 Rev G	28/02/19
Plans and documents previously approved on 9 July 2019		Number (if applicable)	Date (if applicable)
3.	Plan of Development Stage 7I	110056-363, Revision C	22/06/18
4.	Earthworks Layout Plan	C1-S7AB-CIL-100 Revision A	25/01/18
5.	Earthworks Cut/Fill Plan	C1-S7AB-CIL-110 Revision A	25/01/18
6.	Earthworks Sections Sheets 1 of 2 and 2 of 2	C1-S7AB-CIL-120-121 Revision A	25/01/18
7.	Roadworks and Drainage Layout Plan	C1-S7I-CIL-200 Revision B	10/04/18
8.	Water Reticulation Layout Plan	C1-S7I-CIL-501 Revision B	20/04/18
9.	Sewer Reticulation Layout Plan	C1-S7I-CIL-401 Revision A	20/03/18
10.	Stormwater Management Report - Flagstone City Stage 7	Reference 7217/43/R11V1	14/1/2015

PREAMBLE

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

Compliance assessment

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

- a) The applicant must:
 - I. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - II. submit to MEDQ a duly completed compliance assessment form.
 - III. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by The Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (July 2018)* as amended or replaced from time to time
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland

	The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc; iii. ongoing monitoring, management review and certified updates (as required); iv. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plans: i. Earthworks Layout Plan (Dwg. No. ‘C1-S7AB-CIL-100’ Rev. A) ii. Earthworks Cut/Fill Plan (Dwg. No. ‘C1-S7AB-CIL-110’ Rev. A) iii. Earthworks Sections (Dwg. No. ‘C1-S7AB-CIL-120-121’ Rev. A) The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement

	c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to survey plan endorsement
8.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP 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: i. Roadworks and Drainage Layout Plan (Dwg. No. 'C1-S7I-CIL-200' Rev. B) b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Compliance Assessment - Gates Road / Unnamed Road Intersection adjoining Future Stage 7H a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a concept plan certified by a RPEQ modifying the existing intersection layout to provide vehicle priority to Gates Road in lieu of the existing unnamed stub road into future Stage 7H in accordance with <i>PDA Guideline 13 Engineering standards – roads minor</i>. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of work b) Prior to commencement of work c) Prior to survey plan endorsement d) Prior to survey plan endorsement
10.	Water – Internal a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for internal Water Reticulation generally in accordance with the following plans/documents: i. Water Reticulation Layout Plan (Dwg. No. C1-S7I-CIL-501 Rev. B)	a) Prior to the commencement of works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Logan City Council current adopted standards.	b) Prior to commencement of works c) Prior to survey plan endorsement
11.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for internal Sewerage Reticulation generally in accordance with the following plans/documents: i. Sewer Reticulation Layout Plan (Dwg. No. C1-S7I-CIL-401 Rev. A) b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Logan City Council current adopted standards.	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement
12.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Roadworks and Drainage Layout Plan (Dwg. No. 'C1-S7I-CIL-200' Rev. B) b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Roadworks and Drainage Layout Plan (Dwg. No. 'C1-S7I-CIL-200' Rev. B) ii. Stormwater Management Report - Flagstone City Stage 7 (Ref. 7217/43/R11V1) dated 14/1/2015.	a) Prior to commencement of works

	b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Street Lighting a) Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>".	a) Prior to survey plan endorsement
15.	Electricity Submit to EDQ Development Assessment, DSDMIP either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
16.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
17.	Broadband Submit to EDQ Development Assessment, DSDMIP 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.	Prior to survey plan endorsement

21.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Surveying, land transfers and easements		
22.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
23.	Compliance Assessment - Easement - Stormwater Overland Flow Path a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an easement through the site in favour of Council capable of accommodating a 1% AEP storm flow from the western catchment. The easement plan shall be accompanied by supporting hydrological and hydraulic calculations. b) Provide the easement at no cost to Council generally in accordance with the endorsed plan required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement
24.	Infrastructure Contributions – Reconfiguration Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: • where a plan of subdivision is submitted for endorsement on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a plan of subdivision is submitted for endorsement more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment	In accordance with the IFF

Plan of Development		
25.	Carry out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
26.	Plans/supporting information – POD a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the approved land use development for lots 25012-25020 as shown on the approved Plan of Development. b) The plans and/supporting information are to detail the following: i. site location; ii. lot size and configuration; iii. plans for each building (site plan, floor plans, elevations, sections, roof plans, external building materials and finishes, private open space) iv. building height, gross floor area and site cover v. interface with adjoining land uses vi. on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays and waste bin capacity) vii. entry and exit points for pedestrians and/or cyclists; viii. public realm and landscape plans; ix. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality; and x. compliance with relevant EDQ Guidelines and Practice Notes.	Prior to commencement of building works
Infrastructure Charges		
27.	Infrastructure Contributions – Non-residential development Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: • where a building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment	In accordance with the IFF

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 ****