



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

Our ref: DEV2012/403

19 August 2019

PEET Flagstone City Pty Ltd
C/- RPS Australia East Pty Ltd
Att: Ms Louisa Sloan
PO Box 1559
Fortitude Valley Qld 4006

Dear Louisa

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (1,628 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, 1 MEDIUM DENSITY LOT, 1 COMMUNITY FACILITY LOT, 12 MANAGEMENT LOTS, OPEN SPACE, NEW ROADS) WITH A PLAN OF DEVELOPMENT AT NEW BEITH ROAD AND FLAGSTONIAN DRIVE, FLAGSTONE DESCRIBED AS LOT 2 ON SP303089, LOT 4 ON RP45728, LOT 908 ON SP303162, LOT 910 ON RP857850 AND LOT 911 ON SP303089 AND PART NEW BEITH ROAD RESERVE AND PART OF UNNAMED ROAD RESERVE

On 19 August 2019 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*. The 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 website <http://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 Brandon Bouda on 3452 7422.

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	New Beith Road and Flagstonian Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	2	SP303089
	4	RP45728
	908	SP195799
	910	RP857850
	911	SP303089
	Part New Beith Road Reserve	
	Part of Unnamed Road Reserve	
PDA development application details		
DEV reference number	DEV2012/403	
'Properly made' date	20 December 2012	
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	1628 Residential Lots, 1 Community Facility Lot, 1 Commercial Lot, 1 Medium Density Lot, 12 Management Lots, Open Space Areas, New Road with a Plan of Development.	

PDA development approval details			
Decision of the MEDQ		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.	
Decision date		19 August 2019	
Currency period		10 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.	Plan of Subdivision Stage 2 Overall Allotment Layout	110056-375, Rev D	07/03/2019
2.	Plan of Subdivision Stage 2D – 2G Allotment Layout	110056-376, Rev D	07/03/2019
3.	Plan of Subdivision Stage 2H – 2J Allotment Layout	110056-377, Rev D	07/03/2019
4.	Plan of Subdivision Stage 3 Overall Allotment Layout	110056-382, Rev E	07/03/2019
5.	Plan of Subdivision Stage 3A – 3D Allotment Layout	110056-383, Rev E	07/03/2019
6.	Plan of Subdivision Stage 3E – 3I Allotment Layout	110056-384, Rev E	07/03/2019
7.	Plan of Subdivision Stage 3J – 3L Allotment Layout	110056-385, Rev E	07/03/2019
8.	Plan of Subdivision Stage 4 Overall Allotment Layout	110056-391, Rev D	07/03/2019
9.	Plan of Subdivision Stage 4A, B, C & E Allotment Layout	110056-393, Rev D	07/03/2019
10.	Plan of Subdivision Stage 4F – H & M Allotment Layout	110056-394, Rev D	07/03/2019
11.	Plan of Subdivision Stage 4D & I Allotment Layout	110056-395, Rev D	07/03/2019

12.	Plan of Subdivision Stage 4J, K, L, N & O Allotment Layout	110056-396, Rev D	07/03/2019
13.	Plan of Subdivision Stage 5 Overall Allotment Layout	110056-403, Rev E	07/03/2019
14.	Plan of Subdivision Stage 5A – C Allotment Layout	110056-405, Rev E	07/03/2019
15.	Plan of Subdivision Stage 5E – F Allotment Layout	110056-406, Rev E	07/03/2019
16.	Plan of Subdivision Stage 5D, H & P Allotment Layout	110056-407, Rev E	07/03/2019
17.	Plan of Subdivision Stage 5I, J, K, N & O Allotment Layout	110056-408, Rev E	07/03/2019
18.	Plan of Subdivision Stage 5L & M Allotment Layout	110056-409, Rev E	07/03/2019
19.	Plan of Development Stage 2D – 2G Residential Allotments	110056-379, Rev D	07/03/2019 (as amended in red dated 28/06/19)
20.	Plan of Development Stage 2H – 2J Residential Allotments	110056-380, Rev D	07/03/2019 (as amended in red dated 28/06/19)
21.	Plan of Development Stage 3A – 3D Residential Allotments	110056-387, Rev E	07/03/2019 (as amended in red dated 28/06/19)
22.	Plan of Development Stage 3E – 3I Residential Allotments	110056-388, Rev E	07/03/2019 (as amended in red dated 28/06/19)
23.	Plan of Development Stage 3J – 3L Residential Allotments	110056-389, Rev E	07/03/2019 (as amended in red dated 28/06/19)
24.	Plan of Development Stage 4A, B & C Residential Allotments	110056-398, Rev D	07/03/2019 (as amended in red dated 28/06/19)
25.	Plan of Development Stage 4F – H Residential Allotments	110056-399, Rev D	07/03/2019 (as amended in red dated 28/06/19)
26.	Plan of Development Stage 4D & I Residential Allotments	110056-400, Rev D	07/03/2019 (as amended in red dated 28/06/19)

27.	Plan of Development Stage 4J, K, L, N & O Residential Allotments	110056-401, Rev D	07/03/2019 (as amended in red dated 28/06/19)
28.	Plan of Development Stage 5A – C Residential Allotments	110056-411, Rev E	07/03/2019 (as amended in red dated 28/06/19)
29.	Plan of Development Stage 5E – G Residential Allotments	110056-412, Rev E	07/03/2019 (as amended in red dated 28/06/19)
30.	Plan of Development Stage 5D, H & P Residential Allotments	110056-413, Rev E	07/03/2019 (as amended in red dated 28/06/19)
31.	Plan of Development Stage 5I, J, K, N & O Residential Allotments	110056-414, Rev E	07/03/2019 (as amended in red dated 28/06/19)
32.	Plan of Development Stage 5L & M Residential Allotments	110056-415, Rev E	07/03/2019 (as amended in red dated 28/06/19)
33.	Plan of Development Stage 2 Overall Parking Management Plan	110056-381, Rev D	07/03/2019
34.	Plan of Development Stage 3 Overall Parking Management Plan	110056-390, Rev E	07/03/2019
35.	Plan of Development Stage 4 Overall Parking Management Plan	110056-402, Rev D	07/03/2019
36.	Plan of Development Stage 5 Overall Parking Management Plan	110056-416, Rev E	07/03/2019
37.	Flagstone City ROL Application – Stages 2-5 Stage 2 Earthworks Layout Plan prepared by Meinhardt	S2-100 Rev B	28/11/18
38.	Flagstone City ROL Application – Stages 2-5 Stage 2 Earthworks Cut Fill Layout Plan prepared by Meinhardt	S2-110 Rev B	28/11/18
39.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S3-100 Rev B	28/11/18

40.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S3-101 Rev B	28/11/18
41.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S3-110 Rev B	28/11/18
42.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S3-111 Rev B	28/11/18
43.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S4-100 Rev B	28/11/18
44.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S4-101 Rev B	28/11/18
45.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S4-110 Rev B	28/11/18
46.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S4-111 Rev B	28/11/18
47.	Flagstone City ROL Application – Stages 2-5 Stage 5 Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S5-100 Rev B	28/11/18

48.	Flagstone City ROL Application – Stages 2-5 Stage 5 Earthworks Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S5-101 Rev B	28/11/18
49.	Flagstone City ROL Application – Stages 2-5 Stage 5 Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S5-110 Rev B	28/11/18
50.	Flagstone City ROL Application – Stages 2-5 Stage 5 Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S5-111 Rev B	28/11/18
51.	Stormwater Management Tech Memo prepared by Meinhardt		14/06/18
52.	Flagstone City Stormwater Management Report Stage 2-5 Prepared by Cardno	Version 2 7217/43/R8V2	14 August 2012
53.	Flagstone City – Stages 2-5 Traffic Planning Assessment prepared by Bitzios	Project Number P2300, Version 003	25/02/2019 (as amended in red dated 28/06/19)
54.	Flagstone City – ROL Application – Stages 2-5 Stage 2 Typical Road Sections	S2-010, Rev B	28/11/18
55.	Flagstone City – ROL Application – Stages 2-5 Stage 2 Road Hierarchy Layout Plan	S2-011, Rev C	28/11/18
56.	Flagstone City – ROL Application – Stages 2-5 Stage 3 Road Hierarchy Layout Plan Sheet 1 of 2	S3-011, Rev C	28/11/18
57.	Flagstone City – ROL Application – Stages 2-5 Stage 3 Road Hierarchy Layout Plan Sheet 2 of 2	S3-012, Rev C	28/11/18

58.	Flagstone City – ROL Application – Stages 2-5 Stage 4 Road Hierarchy Layout Plan Sheet 1 of 2	S4-011, Rev C	28/11/18
59.	Flagstone City – ROL Application – Stages 2-5 Stage 4 Road Hierarchy Layout Plan Sheet 2 of 2	S4-012, Rev C	28/11/18
60.	Flagstone City – ROL Application – Stages 2-5 Stage 5 Road Hierarchy Layout Plan Sheet 1 of 2	S5-011, Rev C	28/11/18
61.	Flagstone City – ROL Application – Stages 2-5 Stage 5 Road Hierarchy Layout Plan Sheet 2 of 2	S5-012, Rev C	28/11/18
62.	Flagstone Stages 2-5 Plan of Development – Precinct 1 Landscape Master Plan & Materiality, prepared by Urbis	Rev H	February 2019 (as amended in red dated 28/06/19)
63.	Bushfire Hazard Assessment and Management Plan Flagstone City Stages 2-5	1/-018, Rev. C	26/11/18 (as amended in red dated 19/08/19)
64.	Vegetation Management Plan Stages 2-5 (Phase 2)	8047 E01 Bal Stage 2 VMP E – 8047E78 BAL Stage 2 VMP E and Appendix A – Tree Schedules	22/02/2019 and 25/02/2019
65.	Fauna Management Plan Flagstone Stages 2-5 Balance Area	8047, Issue D	6 March 2019

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 1.3		July 2018 (endorsed 03 Jul 2010)
3.	Endorsed Energy and Communications Infrastructure Master Plan Version 1.2		January 2014 (endorsed 29 Jan 2014)
4.	Endorsed Stormwater Infrastructure Master Plan Version 1.4		July 2018 (endorsed 2 Jul 2019)
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 4.0		August 2018 (endorsed 21 June 2019)
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 Subject to review		June 2015 (endorsed 06 July 2015)
Endorsed Overarching Site Strategies			
9.	Endorsed Natural Environment Overarching Site Strategy Version 1.3		August 2015 (endorsed 22 December 2015 and as amended in red dated 22 Dev 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)

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, 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 30 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 30 business days** from the date of the notice.
 - v. **within 30 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 **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, DSDMIP 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 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. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment & Heritage Protection
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **DSRIA** means the Developer Sub-regional Infrastructure Agreement (PEET Flagstone City) in effect on 24 May 2019.
7. **EDQ** means Economic Development Queensland.
8. **ICID** means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (PEET Flagstone City) in effect on 24 May 2019.
9. **ICOP** means Infrastructure Charges Offset Plan.
10. **IFF** means Infrastructure Funding Framework.
11. **MEDQ** means The Minister of Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **RPEQ** means Registered Professional Engineer of Queensland.
14. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019.

Reconfiguration of a Lot Conditions		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents. Advice Note: <i>Vegetation clearing is to be carried out in accordance with the approved vegetation clearing management plan.</i>	Prior to survey plan endorsement for each sub-stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment DSDMIP.	As indicated
5.	Bin Pad Disclosure A Bin Pad location is to be shown on the Disclosure Plan of a lot where the lot shares a frontage to a bin pad as shown on the approved plan of development.	As indicated
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment DSDMIP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: 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	a) Prior to commencement of site works for each sub-stage

	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 site remediation plans prepared and approved specifically for this site. 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.	b) At all times during construction
7.	Traffic Management Plan a) Submit to EDQ Development Assessment DSDMIP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification or higher. 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 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 MUTCD for any temporary part or full road closures of any Council 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, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
8.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance in	a) Prior to commencement of site works for the relevant sub-stage

	accordance with the approved plans and <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP 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 certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
9.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP 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 relevant approved plans. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans submitted under condition 34; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - 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 submitted under part a) of this condition. 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 submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
10.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, pedestrian footpaths and shared paths on the neighbourhood connector in	a) Prior to commencement of site works for the relevant sub-stage

	stages 2 and 3, generally in accordance with the relevant approved plans/documents. Streets adjoining school sites shall be designed generally in accordance with TMR: <i>Planning for safe schools Technical Guide V4a</i> Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Construct the works generally in accordance with the certified plans submitted 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.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
11.	Compliance Assessment - Flagstonian Drive and Road 2 Intersections a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed functional intersection layouts certified by a RPEQ for all intersections along Flagstonian Drive and Road 2. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for all intersections along Flagstonian Drive and Road 2 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 submitted under part b) of this condition. d) 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 site works for the relevant sub-stage b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
12.	Compliance Assessment - Flagstonian Drive and Road 2 a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed functional layouts certified by a RPEQ for Flagstonian Drive and Road 2.	a) Prior to commencement of site works for the relevant sub-stage

	Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for Flagstonian Drive and Road 2 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 submitted under part b) of this condition. d) 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.	b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
13.	New Beith Road – Temporary All Weather Emergency Access a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings certified by a RPEQ for the provision of an all-weather access upgrade of New Beith Road that can support a 16 tonne fire appliance vehicle and including temporary or permanent culverts. 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, 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.	a) Prior to commencement of works b) Prior to the survey plan endorsement of the 300th lot c) Prior to the survey plan endorsement of the 300th lot
14.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed interim and ultimate functional road layout plans certified by a RPEQ for the upgrade of New Beith Road between the development boundary and the northern PDA boundary. The interim 2 lane road layout on the ultimate alignment shall generally include the following: • 7.0m chip sealed carriageway with 1.0m	a) Prior to commencement of works

	gravel shoulders • Final earthworks cut/embankment road formation; • Horizontal and vertical geometry to reflect the ultimate four (4) lane design and a posted speed of 70kph; and • Flagstone Creek and associated tributary culverts designed to the ultimate four (4) lane road configuration in accordance with QUDM. Note: No kerb and channel, cycle track, footpath or road lighting is required in the interim layout b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the interim cross section generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the RPEQ certified plans required under part b) of this condition. d) 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. Advice Note: <i>Where the interim road alignment extends beyond the existing New Beith Road road reserve, EDQ will work with the applicant to ensure that the interim upgrade of the New Beith Road on the ultimate alignment can be delivered.</i>	b) Prior to commencement of works c) Prior to survey plan endorsement of the last residential sub-stage d) Prior to survey plan endorsement of the last residential sub-stage
15.	Compliance Assessment - Water Internal a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Water Network Analysis report certified by a RPEQ, generally in accordance with the endorsed Water IMP, that includes the following: i. population demand updated based on the following conversion rates: • 2.8EP for detached dwelling • 1.78EP lot for attached dwelling • 0.1EP for pupil/staff for education establishment ii. updated pipe sizes based on the current Council's Desired Standard of Services; iii. pressure data and pressure management outcomes;	a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N

	iv.layout of proposed district metering areas in accordance with Council's requirements; v.infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Water Network Analysis report required under part a) of this condition. c) Construct the internal 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, pressure and bacterial test results in accordance with Council current adopted standards.	b) Prior to commencement of works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
16.	Compliance Assessment – Sewer Internal a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Sewerage Network Plan certified by a RPEQ generally in accordance with the endorsed Sewer IMP. The Sewerage Network Plan shall include the following: i. population demand updated based on the following conversion rates: • 2.8EP for detached dwelling • 1.78EP lot for attached dwelling • 0.1EP for pupil/staff for education establishment ii. Layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council; iii. preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; iv. alignments of sewerage infrastructure that minimise impacts to the vegetation corridors; v. provision for the connection of upstream precincts; vi. preliminary design of proposed reticulation pump station and rising main; vii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed	a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N b) Prior to the commencement of works for the relevant

	Sewer Network Plan required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. 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, pressure test and CCTV results in accordance with Council current adopted standards.	sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
17.	Compliance Assessment – Trunk Sewers a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Sewerage Network Plan certified by a RPEQ generally in accordance with the endorsed Sewer IMP. The Sewerage Network Plan shall include the following: i. population demand updated based on the following conversion rates: • 2.8EP for detached dwelling • 1.78EP lot for attached dwelling • 0.1EP for pupil/staff for education establishment ii. layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council; iii. preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; iv. alignments of sewerage infrastructure that minimise impacts to the vegetation corridors; v. provision for the connection of upstream precincts; vi. preliminary design of proposed reticulation pump station and rising main; vii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans for the trunk sewers along Sandy Creek and Flagstone Creek, certified by a RPEQ, generally in accordance with the endorsed Sewer Network Plan required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.	a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N b) Prior to the commencement of works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

	d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	d) Prior to survey plan endorsement for the relevant sub-stage
18.	Compliance Assessment – Local Sewerage Pump Station (SPS) and Rising Main a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Sewerage Network Plan certified by a RPEQ generally in accordance with the endorsed Sewer IMP. The Sewerage Network Plan shall include the following: i. population demand updated based on the following conversion rates: • 2.8EP for detached dwelling • 1.78EP lot for attached dwelling • 0.1EP for pupil/staff for education establishment ii. Layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council; iii. preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; iv. alignments of sewerage infrastructure that minimise impacts to the vegetation corridors; v. provision for the connection of upstream precincts; vi. preliminary design of proposed reticulation pump station and rising main; vii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans for the local pump station and rising main, certified by a RPEQ, generally in accordance with the endorsed Sewer Network Plan required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	a) Prior to commencement of works other than for Stages 2D and 2E b) Prior to the commencement of subdivisional works for the first sub-stage within the SPS catchment c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage

19.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment certified by a RPEQ detailed concept layout plans and technical calculations for the proposed stormwater treatment infrastructure generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, the endorsed Stormwater Infrastructure Master Plan and the approved stormwater reports. b) 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 the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant sub-stage other than for sub-stages 2D 2E, 5I, 5J, 5K and 5N b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
20.	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>, the endorsed Stormwater Infrastructure Master Plan and the relevant approved plans. b) Construct the works in accordance with the certified plans submitted 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, of all stormwater management (quantity) works constructed in accordance with this condition.	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage

21.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads within the development. The design of the street lighting system must: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i>. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS3000 – <i>'SAA Wiring Rules'</i>. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for each sub-stage b) Prior to commencement of works for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to survey plan endorsement for each sub-stage
22.	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 for each sub-stage
23.	Telecommunications Submit to EDQ Development Assessment DSDMIP 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.	Prior to survey plan endorsement for each sub-stage

24.	Broadband Submit to EDQ Development Assessment DSDMIP 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 for each sub-stage
25.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant sub-stage
Landscaping and Environment		
26.	Bushfire Management and Mitigation Submit to EDQ Development Assessment DSDMIP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and reports.	Prior to survey plan endorsement for the relevant sub-stage
27.	Streetscape Works Either: a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy - Landscaping b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy –	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of

	Landscaping, submit to EDQ Development Assessment DSDMIP for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 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. e) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council.	site works for each sub-stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
28.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment DSDMIP 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 related <i>Community Green Space Infrastructure Master Plan</i> endorsed on 21 June 2019 and the relevant approved plans and documents. The detail landscape plans shall generally document, where applicable, the following: 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	a) Prior to commencement of site works for the relevant sub-stage

	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. Q100 and Q5 post-development flood lines for recreation parks; 9. location and details of proposed multi-use trail; 10. 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>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDMIP, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
29.	Compliance Assessment - Waterway Rehabilitation and Stabilisation – Flagstone Creek a) Submit to EDQ Development Assessment DSDMIP for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Flagstone Creek. The water stabilisation strategy shall include: i. an assessment of geotechnical conditions of the site, ii. proposed locations of detention and bio-retention basins and other infrastructure iii. full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ Development Assessment DSDMIP detailed waterway rehabilitation and stabilisation plans certified by a RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following: i. Existing contours or site levels, services and	a) Prior to submission of pre-construction documentation for the relevant sub-stage b) Prior to commencement of site works for the relevant sub-stage

	features; ii. Proposed finished levels, including sections across and through the waterway at critical points; iii. Vegetation management; iv. Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); v. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out 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 and asset register in a format acceptable to the Council certified by a suitably qualified environmental professional. e) Provide verification to EDQ Development Assessment, DSDMIP from a suitably qualified environmental professional that the works have inspected and constructed generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage e) Prior to survey plan endorsement for the relevant sub-stage
30.	Compliance Assessment - Lake Submit to EDQ Development Assessment, DSDMIP for compliance assessment an Infrastructure Master Plan for the lake. 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 water quality within the lake, particularly during periods of low	Prior to the approval of the lake construction

	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: a. 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 undertaken, a MOU or an Infrastructure Agreement. b. The performance criteria to be met prior to handover. c. The proposed period the lake will be owned and managed by the applicant. d. The management structure to overview all the elements of the lake. e. 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). f. Details of predicted lake siltation and costs of desilting if required. (xi) Provide a water balance assessment of the	
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	lake, including an analysis of water level variation and residence time (plus 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 (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. (xvii) Details of spillway sizing design and dam failure impact assessment reports. Advice Note <i>The construction of the lake is not subject to this approval. A separate operational works application must be lodged after fulfilment of this condition.</i> <i>The lake may be a referable dam pursuant to the Water Supply (Safety and Reliability) Act 2008 and subject to further approvals.</i>	
31.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Stage 2-5 development boundary in accordance with the endorsed <i>Natural Environment Overarching Site Strategy</i> and the relevant approved plans/documents.	Prior to survey plan endorsement for the relevant sub-stage
32.	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: (i) State Planning Policy 2017 Healthy Land and Water Technical Note:	a) Prior to commencement of site works for each sub-stage

	<i>Complying with the SPP - Sediment Management on Construction Sites</i> (ii) Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and (iii) Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
33.	Compliance Assessment – Acoustic Treatment (Noise Barrier) a) Submit to EDQ Development Assessment DSDMIP for compliance assessment a Noise Mitigation Report, certified by a RPEQ, for all lots within 100m from Flagstonian Drive Extension, the future North-South Arterial road and 200m from the railway corridor achieving a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms. Where a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms cannot be achieved, the Noise Mitigation Report is to provide the proposed noise mitigation measures generally in accordance with QDC MP4.4 – Buildings in a Noise Transport Corridor. If any noise barriers are proposed, the detailed design/construction plans certified by a RPEQ are to be provided including how passive surveillance of the streetscape can be maintained. b) For lots fronting Flagstonian Drive, the acoustic fence must be no higher than that specified in the approved plan of development	a) Prior to commencement of site works for the relevant sub-stage b) As indicated
Surveying, land dedications and easements		
34.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDMIP 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.	Prior to survey plan endorsement for the relevant stage
35.	Land transfers – Drainage Transfer, in fee simple, to Council as trustee any lots containing drainage infrastructure (e.g. stormwater detention basins), where such infrastructure is not contained within a road reserve. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage

36.	Land Dedication - Parkland Transfer, in fee simple to Council as trustee lots 90301, 90302, 90303, 90401, 90402, 90403, 90404, 90501, 90502, 90503, 90504, 90505, and 90506 for parks and open spaces purposes. Note: <i>This excludes those parts of lots 90301 and 90303 to be used for local and sub-regional sewer pump station purposes and stormwater purposes. The part of lots to be utilised for local and sub-regional sewer pump station purposes and stormwater purposes, once these infrastructure items have been finalised may require their own individual lot.</i>	Prior to the works in these lots being accepted as off-maintenance
37.	Land transfers – Local community facilities Transfer, in fee simple, to Council as trustee, Lot 50025 for Community Facility. Lot 50025 is to be serviced in accordance with the relevant approved plans and documents and the Community Facilities Infrastructure Master Plan endorsed on 11/03/14 and the ICOP.	At registration of survey plan of stage 4P
38.	Land transfers – Sewerage Pump Station lots (Local and Sub-Regional) Transfer in fee simple, to Council as trustee for wastewater purpose, any lots containing local and sub-regional pump station, where such infrastructure is not located within a road reserve. Should access be required over land to the local and / or sub-regional pump station from a dedicated road, then an access easement shall be granted to Council. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan of the relevant sub-stage
39.	Temporary Sub-Regional Sewerage Easements Register temporary easements for sewerage purpose, to the benefit of Council and at no cost to Council, over Lot 910 on RP857850 and Lot 2 on SP303089 to facilitate the construction of the sub-regional rising main within future road reserve of stage 2 and 3. The plans 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 sub-regional sewerage infrastructure.	Prior to the commencement of works for the first stage
40.	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 located in private land.	Prior to survey plan endorsement for the relevant sub-stage

	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.	
41.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of <i>Land Title Act 1994</i> 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): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or 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). <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>	At or prior to survey plan endorsement for the relevant sub-stage
42.	Small lot development easements for lots not capable of Application of High Density Development Easements. If a lot is more than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> 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).	At or prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
43.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF

44.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; Or: b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID b) In accordance with the IFF
45.	Sub-Regional Charge Either: a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges (calculated in accordance with the SRIA and DSRIA) payable and written confirmation that these charges have been paid to Council; Or: b) If the SRIA and DSRIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA and DSRIA b) In accordance with the IFF
46.	Koala Habitat Offset Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each sub-stage
Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
47.	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
48.	Compliance Assessment - Detailed design documentation a) Submit to EDQ Development Assessment DSDMIP for compliance assessment detailed design documentation for any Multiple Residential on 'Possible Multiple Residential Allotment' lots as indicated on the approved Plan of Development.	Prior to commencement of building works

	b) Detailed design documentation must detail the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. c) The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.	
Infrastructure Charges		
49.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
50.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; Or: b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID b) In accordance with the IFF
51.	Sub-Regional Charge Either: a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges (calculated in accordance with the SRIA and DSRIA) payable and written confirmation that these charges have been paid to Council; Or: b) If the SRIA and DSRIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA and DSRIA b) 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 ****