



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

Our ref: DEV2012/402/114

13 September 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 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (749 RESIDENTIAL LOTS, 4 FUTURE ALLOTMENTS, OPEN SPACE, NEW ROAD AND ACCESS EASEMENTS) WITH A PLAN OF DEVELOPMENT, 5 INTO 7 MANAGEMENT LOTS AT HOMESTEAD DRIVE AND NEW BEITH ROAD, UNDULLAH FORMERLY DESCRIBED AS LOT 2 ON RP47120, LOTS 907 & 908 ON RP819216, PART LOT 873 ON SP166448, LOT 910 RP857850 AND LOT 911 ON RP857870

On 12 September 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 email to marissa.bais@dsd.qld.gov.au.

Yours sincerely

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

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	New Beith Road and Homestead Drive, Undullah	
Former Lot on plan description	Lot number	Plan description
	908	SP297723
	2	RP47120
	907	RP819216
	908	RP819216
	910	RP857850
	911	RP857850
PDA development application details		
DEV reference number	DEV2012/402	
'Properly made' date	26 August 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	749 Residential Lots, 4 Future Allotments, Open Space, New Roads and Access Easement with a Plan of Development, 5 into 7 Management Lots	

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. The extent of the approval is for: • Reduced front boundary setback from 4.5m to 3m on lots 505, 663, 695, 696 and 697 to allow for greater flexibility in built form due to lot constraints (e.g. large easements to rear of lots); and • Amendments to POD for Lot 609 as follows: ○ Removal of built to boundary wall on northern boundary ○ Revised garage crossover location to north boundary.
Original Decision date	05 March 2015
1 st Change to approval date	27 August 2015
2 nd Change to approval date	23 December 2015
3 rd Change to approval date	04 May 2016
4 th Change to approval date	07 July 2016
5 th Change to approval date	18 July 2016
6 th Change to approval date	25 November 2016
7 th Change to approval date	23 June 2017
8 th Change to approval date	11 August 2017
9 th Change to approval date	31 October 2017
10 th Change to approval date	19 January 2017
11 th Change to approval date	26 June 2018
12 th Change to approval date	18 July 2018
13 th Change to approval date	7 November 2018
14 th Change to approval date	12 April 2019
15 th Change to approval date	1 July 2019
16 th Change to approval date	12 September 2019
Currency period	10 years from date of original decision

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 Development Stage 1 Residential Lots	110056-129 Rev AF	19 August 2019 (as amended in red on 5 September 2019)
2.	Plan of Development Stage 1A – 1D Residential Lots	110056-130 Rev AF	19 August 2019
3.	Plan of Development Stage 1E – 1J Residential Lots	110056-131 Rev AF	19 August 2019
4.	Plan of Development Stage 1K – 1M & 1O, 1R - S Residential Lots	110056-132 Rev AF	19 August 2019 (as amended in red on 12 September 2019)
5.	Plan of Development Stage 1N, 1P, 1Q & 1T Residential Lots	110056-133 Rev AF	19 August 2019
6.	Plan of Development Stage 1U & 1W – 1Y Residential Lots	110056-134 Rev AF	19 August 2019
7.	Plan of Development Stage 1 Parking Management Plan	110056-137 Rev AF	19 August 2019 (as amended in red on 5 September 2019)
Plans and documents previously approved on 1 July 2019 and still applicable to this approval		Number (if applicable)	Date (if applicable)
8.	Plan of Subdivision Stage 1 Allotment Layout	110056-121 Rev AE	18 June 2019 (as amended in red on 27 June 2019)
9.	Plan of Subdivision Stage 1A – 1D & 1Z-1AA & 1AD Allotment Layout	110056-122 Rev AE	18 June 2019
10.	Plan of Subdivision Stage 1E – 1J Allotment Layout	110056-123 Rev AE	18 June 2019
11.	Plan of Subdivision Stage 1K – 1M & 1O, 1R & 1S Allotment Layout	110056-124 Rev AE	18 June 2019
12.	Plan of Subdivision Stage 1N, 1P, 1Q, 1T & 1V Allotment Layout	110056-125 Rev AE	18 June 2019

13.	Plan of Subdivision Stage 1U & 1W – 1Y Allotment Layout	110056-126 Rev AE	18 June 2019
Plans and documents previously approved on 7 November 2018 and still applicable to this approval		Number (if applicable)	Date (if applicable)
14.	Flagstone West Stage 1 Bushfire Management Plan	FLAG_BUSHPROP, Rev B	31/08/2018
15.	Bushfire Management Plan Flagstone West (Context Plan Area 1)	00007763, Issue C	19.02.2015 (as amended in red dated 6 November 2018)
Plans and documents previously approved on 26 June 2018 and still applicable to this approval		Number (if applicable)	Date (if applicable)
16.	Vegetation Management Plan Flagstone West Stage	6207	13/04/2018 and Amended in Red on 20 and 25 June 2018
Plans and documents previously approved on 19 January 2018 and still applicable to this approval		Number (if applicable)	Date (if applicable)
17.	Stage 1 (West) Flagstone Memorandum – Revised Biobasin Locations	N/A	31 July 2017
Plans and documents previously approved on 31 October 2016 and still applicable to this approval		Number (if applicable)	Date (if applicable)
18.	Flagstone Stage 1 West Landscape Master Plan	Issue B	6 September 2017
Plans and documents previously approved on 28 November 2016 and still applicable to this approval		Number (if applicable)	Date (if applicable)
19.	Flagstone City – Stage 1 Trunk Sewer Phase 2 Sewer Layout Plan Sheet 2 of 2	2401, Rev A	20 October 2016
Plans and documents previously approved on 27 August 2015 and still applicable to this approval		Number (if applicable)	Date (if applicable)
20.	Flagstone Road 1 & Homestead Drive Typical Details	SK5148, Rev B	24-06-2015
21.	Road Hierarchy Layout Plan	Sketch No. 109 Rev G	July 2015

Plans and documents previously approved on 05 March 2015 and still applicable to this approval		Number (if applicable)	Date (if applicable)
22.	Proposed Management Subdivision Cancelling Lots 907 – 908 on RP819219, Lots 910 & 911 on RP857870 & Lot 2 on RP47120	110056-214 Rev D	22 September 2014 (as amended in red dated 25 Feb 2015)
23.	Fauna Management Plan Flagstone West – Stage 1	6207	19 February 2015
24.	Flagstone Plan of Development – Precinct – Stage 1 Landscape Master Plan	Rev C	2014 – 11 -21
25.	Typical Road Cross Sections	Sketch No. 110 Rev E	November 2014
26.	Flagstone City - Masterplan Flooding Assessment	721743/032/R1V6	05 September 2014
27.	Flagstone City – Stage 1 Stormwater Management Report	7217/43/R2V5	21 November 2014
28.	Homestead Drive Rail Overpass General Arrangement – Sheet 3	BR01B-GA-03 Rev A	02/10/14

Supporting Plans and Documents

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

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
Endorsed Context Plan			
1.	Flagstone Context Area One Context Plan	110056-112i	July 2015 (endorsed 8 Dec 2015)
Endorsed Infrastructure Master Plans			
2.	Endorsed Earthworks Infrastructure Master Plan Version 1.2		January 2014 (endorsed 11 Mar 2014)
3.	Endorsed Energy and Communications Infrastructure Master Plan Version 1.2		January 2014 (endorsed 29 Jan 2014)
4.	Endorsed Stormwater Infrastructure Master Plan Version 1.3		March 2014 (endorsed 23 Apr 2014)
5.	Endorsed Water Supply and Sewer Networks Infrastructure Master Plan Version 1.2		February 2014 (endorsed 10 Mar 2014)
6.	Endorsed Community Greenspace Infrastructure Master Plan Version 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		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)
Endorsed Weed Management & Rehabilitation Plan			
15.	Endorsed Weed Management & Rehabilitation Plan	6207, Issue B	16/11/2012 (endorsed 2 September 2014)

PREAMBLE

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

Compliance assessment

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

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, 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 Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment & Heritage Protection
5. **DSDMIP** means The Department of State Development, Manufacturing Infrastructure and Planning.
6. **DTMR** means The Department of Transport and Main Roads.
7. **EDQ** means Economic Development Queensland
8. **ICOP** means Infrastructure Charges Offset Plan
9. **IFF** means Infrastructure Funding Framework
10. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements
11. **MEDQ** means The Minister of Economic Development Queensland
12. **MUTCD** means Manual of Uniform Traffic Control Devices
13. **PDA** means Priority Development Area
14. **Registered Service Provider** means a service provider registered under the *Water Supply (Safety and Reliability) Act 2008* to provide water or sewerage services
15. **RPEQ** means Registered Professional Engineer of Queensland
16. **STP** means Sewage Treatment Plant

PDA Development 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.	Prior to survey plan endorsement for each sub-stage
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	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.	Access Easement – Lot 90013 An access easement over Lot 90011 to provide access to Lot 90013 is to be created at the registration of the survey plan creating Lot 90013.	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 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.	a) Prior to commencement of site works for each sub-stage

	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 Level 3 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.	Compliance Assessment - Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a concept retaining wall functional layout certified by a RPEQ. The format of the functional layout shall be generally in accordance with PDA Practice Note No. 10 – Plans of development b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ for all retaining walls 1.0m or greater in height generally in accordance with the retaining wall functional layout endorsed under part a) of this condition. Retaining walls shall be generally in accordance with PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ Development Assessment, DSDMIP. c) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to submission of pre-construction documentation for the first 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) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	d) Prior to survey plan endorsement for the relevant sub-stage
9.	Compliance Assessment - Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment concept functional layout plan(s) including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks proposed in this development application. The format of the functional layout plan(s) shall be generally in accordance with PDA Practice Note No. 10 – Plans of Development. b) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments and the earthworks functional layout plan(s) endorsed under part a) of this condition. 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. where appropriate, 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. c) Carry out the filling and excavation generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to submission of pre-construction documentation for the first sub-stage. b) Prior to commencement of site 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
10.	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 relevant approved plans and documents. Proposed indented bus bays shall be designed in accordance with the Translink Public Transport Infrastructure Manual 2012 and Disability Standards for Accessible Public Transport 2004.	a) Prior to commencement of site works for each sub-stage

	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 Council of all road works constructed in accordance with this condition.	b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
11.	Roads - Trunk – Road 01 and Homestead Drive Extension a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings certified by a RPEQ for Road 01 and Homestead Drive extension, generally in accordance with PDA Guidelines No 13 Engineering Standards – Major Roads and the relevant approved plans and documents. 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 Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
12.	Roads - Trunk – Road B a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings certified by a RPEQ for Road B, generally in accordance with PDA Guidelines No 13 Engineering Standards – Major Roads and the relevant approved plans and documents. 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 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 survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

13.	Roads - Trunk – Homestead Drive Rail Overpass a) Submit to EDQ Development Assessment, DSDMIP a traffic management plan including the provisions of temporary traffic signals, certified by an RPEQ for the temporary bridge overpass. b) Implement the traffic management plan including the temporary traffic signals. c) Submit to EDQ Development Assessment, DSDMIP an approval issued by DTMR under Section 253 of the Transport Infrastructure Act (1994) for the construction of a new rail overpass at Homestead Drive, including demolition of the existing overpass, generally in accordance with the relevant approved plans and documents. d) Construct the works generally in accordance with the DTMR approval required under part a) of this condition. e) 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 overpass works constructed in accordance with this condition.	a) Prior to survey plan endorsement of the first sub-stage b) Prior to survey plan endorsement of the first sub-stage and to be maintained until the opening of the permanent rail overpass c) Prior to commencement of site works for the fifth sub-stage d) Prior to survey plan endorsement for the fifth sub-stage e) Prior to survey plan endorsement for the first sub-stage
14.	Water - Internal a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Stage 1 Precinct Network Plan certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed network plan 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.	a) Prior to the commencement of site works for the first sub-stage b) Prior to commencement of site works for each sub-stage c) Prior to survey plan endorsement for each sub-stage

	d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the registered service provider's current adopted standards.	d) Prior to survey plan endorsement for each sub-stage
15.	Sewer - Internal a) Submit to EDQ Development Assessment, DSDMIP a detailed sewer reticulation design plan for the first two sub-stages certified by a RPEQ in accordance with the SEQ Water and Sewerage Design and Construction Code. b) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Stage 1 Precinct Network Plan, certified by a RPEQ endorsed by a registered service provider. c) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance the endorsed network plan required under part b) of this condition. d) Construct the works generally in accordance with the certified plans required under parts a) and c) of this condition. e) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	a) Prior to commencement of site works for the first two sub-stages b) Prior to survey plan endorsement for the first sub-stage c) Prior to commencement of site works for each sub-stage after the first two sub-stages d) Prior to survey plan endorsement for each sub-stage e) Prior to survey plan endorsement for each sub-stage
16.	Water - Trunk a) Submit to EDQ Development Assessment, DSDMIP a trunk water reticulation Stage 1 Network Analysis Plan, certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment, DSDMIP detailed trunk water reticulation design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed Stage 1 Network Analysis Plan 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.	a) Prior to the commencement of site works for the first sub-stage b) Prior to the commencement of site works for the relevant sub-stage c) Prior to the commencement of site works for the relevant sub-stage

	d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the registered service provider's current adopted standards.	d) Prior to survey plan endorsement for the relevant sub-stage
17.	Sewer - Trunk a) Submit to EDQ Development Assessment, DSDMIP a trunk sewer reticulation Stage 1 Network Analysis Plan certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment, DSDMIP detailed sewer trunk reticulation design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed Stage 1 Network Analysis Plan 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, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	a) Prior to survey plan endorsement for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage.
18.	Sewer – Interim Pump Station and Rising Main a) Submit to EDQ Development Assessment, DSDMIP detailed design plans certified by a RPEQ, and endorsed by Council, for an interim pump station and rising main connecting the site to the existing Flagstone sewerage treatment facilities generally in accordance with the relevant approved plans and documents. b) Enter into a tankering agreement for the collection and disposal of sewerage for any lots created before the interim pump station and rising main connecting the site to the existing Flagstone sewerage treatment facilities has been constructed. The full cost of tankering is to be met by the applicant. c) Maintain the tankering agreement for the collection and disposal of sewerage required by part b) of this condition until the interim pump station and rising main connecting the site to the existing Flagstone sewerage treatment facilities has been constructed. The full cost of tankering is to be met by the applicant. d) Construct the interim pump station and rising main connecting the site to the existing Flagstone Rise sewerage treatment facilities, generally in accordance with the certified plans required under	a) Prior to the 31 January 2017 b) Prior to 30 April 2017 c) As indicated d) Prior to 30 November 2017

	part a) of this condition. e) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the Council's current adopted standards.	e) Within 60 business days from practical completion
19.	Stormwater Management (Quantity & Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage reticulation system including detention basins and stormwater treatment devices generally in accordance with the PDA Guideline No. 13 Engineering Standards – Stormwater Quantity, PDA Guideline No. 13 Engineering Standards – Stormwater Quality and the relevant approved documents. The drainage network adopted must demonstrate 'no worsening' or create actionable nuisances to upstream or downstream properties, including the adjoining rail network, for storm flows up to a 1% AEP. 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 Council.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
20.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The street lighting must comply with one of the following: i. Rate 2 (Energex owned) Public Lighting, which is to be: 1. acceptable to Energex; 2. endorsed by Council as the Energex 'billable customer'; and 3. generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' and AS4282 – "Control of the Obtrusive Effects of Outdoor Lighting"; or ii. Rate 3 (Council owned) Public Lighting: 1. which is to be acceptable to Council; 2. which is to be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces', AS3000 – 'SAA Wiring Rules' and AS4282 – 'Control of the Obtrusive Effects of Outdoor Lighting'. 3. Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to	Prior to survey plan endorsement for each sub-stage

	Council.	
21.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) 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
22.	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
23.	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 Telecommunications Act (Fibre Deployment Bill 2011) 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
24.	Compliance Assessment - Public transport (bus) – early provision a) Submit for compliance assessment an interim (for 5 years from the date of commencement of service) public transport (bus) strategy, which may be offset against the municipal charge as set out in the IFF, that demonstrates: i. connection to an existing local public transport network; ii. timeframes for bus services including peak times and other times for weekdays, weekends and public holidays; iii. provision of services having regard to the staging of the development; iv. sustainability of the service beyond the stated subsidy period; and v. detailed costings for the interim public transport strategy. b) Implement the endorsed public transport (bus) strategy. c) Subsidise the operation of the public transport (bus) service generally in accordance with the endorsed strategy required under part a) of this condition.	a) Prior to the occupation of the 200th residential lot b) Prior to the occupation of the 200th residential lot c) For a period of five (5) years from

		commencement of the service.
25.	Secondary Road Access Demonstrate to EDQ Development Assessment, DSDMIP that appropriate secondary access to the development is available for emergency vehicles from New Beith Road.	Prior to commencement of site works for the sub-stage containing the 300th lot.
26.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement of the final stage
Landscaping and Environment		
27.	Bushfire Management and Mitigation a) Submit to EDQ Development Assessment, DSDMIP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within Stage 1 have been carried out generally in accordance with the relevant approved documents. b) No building works are to commence on any lot within 100m of hazardous vegetation unless the lot has been certified by a suitably qualified professional in bushfire hazard assessment that the separation distance from any hazardous vegetation will achieve a radiant heat flux level of 29kW/m ² or less at the lot boundary.	a) Prior to survey plan endorsement for the relevant stage b) As indicated
28.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’ and AS4282 – ‘<i>Control of the Obtrusive Effects of Outdoor Lighting</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.	a) Prior to commencement of site works for each sub-stage

	b) Construct the works generally in accordance with the endorsed streetscape plans as 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.	b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
29.	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>Dev2012/209 Community Green Space Infrastructure Master Plan</i> endorsed on 21/04/15 and the following document: - Flagstone Plan of Development – Precinct 1 – Stage 1 Landscape Master Plan Report, Rev C dated 21/11/2014. - Flagstone – Stage 1 West Landscape Masterplan, Issue B, dated 6/9/2017 generally documenting where applicable the following: - existing contours or site levels, services and features; - 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); - location and details of proposed drainage and stormwater works within the park, including cross-sections; - locations of electricity and water connections to the park; - location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; - location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; - trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; - Q100 and Q5 post-development flood lines for recreation parks; - location and details of proposed multi-use trail; - 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.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

	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.	c) Prior to survey plan endorsement for the relevant sub-stage
30.	Compliance Assessment - Waterway Rehabilitation and Stabilisation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Sandy Creek and the Sandy Creek Tributary to the south of Stage 1. 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 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 certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to submission of pre-construction documentation for works within 100m of a waterway 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
31.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Stage 1 development boundary, as shown on the approved Plan of Subdivision, Stage 1 Allotment Layout, Drawing No. 110056-121, Rev	Prior to survey plan endorsement for the relevant sub-stage

	O, dated 12 June 2017 generally in accordance with the endorsed Natural Environment Overarching Site Strategy and the relevant approved plans/documents.	
32.	Compliance Assessment - Noise Management Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Noise Mitigation Report, certified by a RPEQ, for all lots with 100m from Road 01, the future North-South Arterial road and 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. If any noise barriers are proposed, the detailed design/construction plans certified by a RPEQ are to be provided.	Prior to commencement of site works for the first sub-stage
33.	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); and 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 for each sub-stage b) At all times during construction
Surveying, land dedications and easements		
34.	Land Dedication 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 sub-stage
35.	Land Dedication - Parkland Transfer, in fee simple to Council as trustee, lots 90000, 90002, 90003, 90004, 90005, 90006, 90011, 90012 and 90013 for parks and open spaces purposes.	At, or in advance of, off maintenance
36.	Land Dedication – Salisbury to Beaudesert Rail Corridor a) Unless a relevant infrastructure agreement provides to the contrary, transfer, in fee simple, to the State of Queensland (represented by the Department of Transport and Main Roads as trustee), land (to an average width not exceeding 30 metres contiguous to the rail corridor identified as Lot 201 on SP130089 and Lot 221 on SP130090), required to facilitate the provision of the future rail upgrade between Salisbury and Beaudesert.	At survey plan endorsement for the management lot subdivision

	b) Unless agreed to in writing by the State of Queensland (represented by the Department of Transport and Main Roads as trustee), no permanent structures or services are to be installed in the land to be transferred.	
37.	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. 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.	Prior to survey plan endorsement for the relevant sub-stage
38.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where a lot is 300m ² or less and the lot adjoins another lot 300m ² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the Land Title Act 1994 (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). *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.	At or prior to survey plan endorsement for the relevant sub-stage
39.	Small lot development easements for lots >300m² If a lot is more than 300m ² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the Land Title Act 1994, 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		
40.	Municipal Charge (excluding catalyst infrastructure charge) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal Charge in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each sub-stage

	b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure contributions carried out under part b) of this condition may be offset against the Municipal Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	
41.	Catalyst Infrastructure Charge Where the catalyst infrastructure agreement executed on 14 August 2014 provide to the contrary, pay to MEDQ the catalyst infrastructure charges in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each stage
42.	State Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the state charge in accordance with the IFF and indexed to the date of payment. b) The State Infrastructure is that set out in the endorsed Infrastructure Master Plans.	Prior to survey plan endorsement for each stage
43.	Sub-Regional Charge Unless a relevant infrastructure agreement provides the contrary, pay to MEDQ the sub-regional charge and value capture charge in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each stage
44.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment. b) The implementation works are those set out in the ICOP. c) Implementation works carried out under part b) of this condition may be offset against the Implementation Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsed for each stage
45.	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 stage
Plan of Development (POD) Conditions		
General		
46.	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

47.	Compliance Assessment – Detailed design documentation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design documentation for any Multiple Residential and Non-residential development. 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 will be assessed against the provisions of the approved Plan of Development.	Prior to commencement of building works
Infrastructure Charges		
48.	Infrastructure Contributions – Multiple Residential and Non-Residential development Pay to MEDQ a monetary contribution in accordance with the IFF indexed to the date of payment.	At compliance assessment for detailed design documentation

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.

A Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* Approval (EPBC 2014/7206) has been given by the Commonwealth Department of Environment for clearing of koala habitat areas which includes the stage 1 development within Context Plan Area 1. This approval includes the required monetary offsets for the clearing of koala habitat which is consistent with PDA Guideline 17 – *Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs*.

Any monetary offsets for clearing of koala habitat trees in Context Plan Area 1 is to be paid to MEDQ in accordance with the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* Approval - EPBC 2014/7206.

**** End of Package ****