



Our ref: DEV2021/1186/3

17 May 2022

Department of  
**State Development, Infrastructure,  
Local Government and Planning**

Peet Flagstone City Pty Ltd  
C/- RPS Australia East Pty Ltd  
Att: Ms Joanne Cousins  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: joanne.cousins@rpsgroup.com.au

Dear Ms Cousins

**Section 99 Approval - application to change PDA development approval**  
**Reconfiguring a Lot for 2 into 3 lots with new road, access easement and plan of development at Flagstonian Drive, Flagstone described as Lot 30008 on SP315462 and former Lot 907 on SP315400**

On 17 May 2022 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 [www.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
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| Name of priority development area (PDA) | Greater Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Site address                            | Flagstonian Drive, Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plan description |
|                                         | 30008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP315462         |
|                                         | 907                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SP315400         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| DEV reference number                    | DEV2021/1186/3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| 'Properly made' date                    | 9 May 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| Type of application                     | <input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |                  |
| Description of proposal applied for     | Change to Existing Approval: Reconfiguring a Lot for 2 into 3 lots with new road, access easement and plan of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| PDA development approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Decision of the MEDQ                    | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Removal of Condition 20 - Gas</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Original Decision date                  | 5 November 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Change to approval date                 | 17 May 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Currency period                         | 4 years from the original decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |

## Approved plans and documents

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

| Plans and documents previously approved on 5 November 2021 |                                                                                       | Number                       | Date                                                    |
|------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------|
| 1.                                                         | Flagstone Town Centre<br>Proposed subdivision – 2 into 3 Allotments                   | 110056-509A,<br>Sheet 1 of 2 | 24 March 2021<br>(amended in red dated 28 October 2021) |
| 2.                                                         | Flagstone Town Centre<br>Proposed subdivision – 2 into 3 Allotments<br>(close detail) | 110056-509A                  | 24 March 2021                                           |
| 3.                                                         | Lot 30013 – District Community Centre POD                                             | 110056-512C                  | 20 September 2021                                       |
| 4.                                                         | Roadworks and Drainage Concept Layout                                                 | 21-0008 P101<br>Rev 1        | 25 June 2021                                            |
| 5.                                                         | Water and Sewerage Concept Layout                                                     | 21-0008 P101<br>Rev 1        | 25 June 2021                                            |
| 6.                                                         | Traffic and Transport Technical Memorandum                                            | P2300.002T,<br>Version 002   | 14 April 2021                                           |
| 7.                                                         | Landscape Concept Plan HATUA Street                                                   | Rev A                        | 12 April 2021                                           |
| 8.                                                         | Landscape Sections HATUA Street                                                       | Rev A                        | 12 April 2021                                           |

## PDA development conditions

### PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

### **ABBREVIATIONS AND DEFINITIONS:**

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Council** means the relevant local government for the land the subject of this approval.
4. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
5. **DSRCIA** means the Development Sub Regional Charges Infrastructure Agreement in effect 24 May 2019
6. **EDQ** means Economic Development Queensland.

7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Infrastructure, Local Government and Planning, dated 1 July 2021 (as amended from time to time).
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **RPEQ** means Registered Professional Engineer of Queensland.
13. **SRIA** means the Sub-Regional Infrastructure Agreement

**COMPLIANCE ASSESSMENT:**

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    1. if satisfied, endorses the documentation; or
    2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

1. if satisfied, endorses the revised documentation; or
2. if not satisfied, notifies the applicant accordingly.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

### ***SUBMITTING DOCUMENTATION TO EDQ:***

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: [pdadevelopmentassessment@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@dsdmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdmip.qld.gov.au)

| No.                 | Condition                                                                                                                                                                                                                                                                                               | Timing                                                                            |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>General</b>      |                                                                                                                                                                                                                                                                                                         |                                                                                   |
| 1.                  | <b>Carry out the approved development</b><br>Carry out the approved development generally in accordance with:<br>a) the approved plans and documents; and<br>b) any other documentation endorsed via Compliance Assessment as required by these conditions.                                             | Prior to survey plan endorsement                                                  |
| 2.                  | <b>Street naming</b><br>Submit to EDQ DA a schedule of street names approved by Council.                                                                                                                                                                                                                | Prior to survey plan endorsement                                                  |
| <b>Construction</b> |                                                                                                                                                                                                                                                                                                         |                                                                                   |
| 3.                  | <b>Hours of work - construction</b><br>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                               | During construction unless otherwise endorsed                                     |
| 4.                  | <b>Out of hours work - Compliance Assessment</b><br>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>3</sup> .                           | Minimum of 10 business days prior to proposed out of hours work commencement date |
| 5.                  | <b>Certification of Operational Work</b><br>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                          | At all times                                                                      |
| 6.                  | <b>Construction management plan</b><br>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: | a) Prior to commencing work                                                       |

<sup>3</sup> The out of hours work request form is available at EDQ's website.

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|    | <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management: <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> </li> </ul> |                                                                                                               |
|    | b) A copy of the CMP submitted under part a) of this condition must be current and available on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | b) During construction                                                                                        |
|    | c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | c) During construction                                                                                        |
| 7. | <p><b>Erosion and sediment management</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></li> </ul> </li> <li>b) Implement the certified ESCP submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>a) Prior to commencing work</li> <li>b) During construction</li> </ul> |

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| 8.                                    | <p><b>Traffic management plan</b></p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p> | <p>a) Prior to commencing work</p> <p>b) During construction</p>                      |
| 9.                                    | <p><b>Public infrastructure (damage, repairs, and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> |
| <b>Earthworks and retaining walls</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                       |
| 10.                                   | <p><b>Earthworks</b></p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i></li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>a) Prior to commencing earthworks</p>                                              |

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|                                                              | <ul style="list-style-type: none"> <li>ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.</li> </ul> </li> </ul> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul> | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>                                          |
| <b>11.</b>                                                   | <p><b>Retaining walls</b></p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>).</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>a) Prior to commencing earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| <b>Roadworks, urban servicing, and stormwater management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                |
| <b>12.</b>                                                   | <p><b>Roadworks - Compliance Assessment</b></p> <p>a) Submit to EDQ DA for compliance assessment detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the approved <i>Roadworks and Drainage Concept Layout</i> drawing, reference 21-0008 P101 Revision</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>a) Prior to commencing roadworks</p>                                                                                        |

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|            | <p>1, prepared by PEAKURBAN and dated 25/06/2021</p> <p>iii) the approved <i>Traffic and Transport Memorandum</i>, reference P2300.002T prepared by Bitzios Consulting and dated 14/04/2021</p> <p>b) Construct roadworks generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ TS:</p> <ul style="list-style-type: none"> <li>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>                                            |
| <b>13.</b> | <p><b>Street lighting</b></p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex</li> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the Energex 'billable customer';</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.</li> </ul> <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i></li> <li>ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'.</li> <li>iii) meet the requirements of Energex for unmetered supply</li> <li>iv) be endorsed by the relevant ownership authority.</li> </ul> <p>c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p> | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| <b>14.</b> | <p><b>Water reticulation</b></p> <p>a) Submit to EDQ TS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>a) Prior commencing water reticulation work</p>                                                                               |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                             |
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|            | <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the approved Water and Sewerage Concept Layout drawing, reference 21-0008 P101 Revision 1, prepared by PEAKURBAN and dated 25/06/2021</li> </ul> <ul style="list-style-type: none"> <li>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ TS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: <ul style="list-style-type: none"> <li>i) Council's current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul> </li> </ul>                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement</li> <li>c) Prior to survey plan endorsement</li> </ul>                                                          |
| <b>15.</b> | <p><b>Sewer reticulation</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the approved Water and Sewerage Concept Layout drawing, reference 21-0008 P101 Revision 1, prepared by PEAKURBAN and dated 25/06/2021</li> </ul> </li> <li>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</li> <li>c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: <ul style="list-style-type: none"> <li>i) Council's current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>a) Prior the commencing sewer reticulation work</li> <li>b) Prior to survey plan endorsement</li> <li>c) Prior to survey plan endorsement</li> </ul> |
| <b>16.</b> | <p><b>Stormwater management (quantity)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and:</li> <li>ii) the approved <i>Roadworks and Drainage Concept Layout</i> drawing, reference 21-0008 P101 Revision 1 prepared by PEAKURBAN and dated 25/06/2021</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>a) Prior to commencing stormwater work</li> <li>b) Prior to survey plan endorsement</li> </ul>                                                       |

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|                                  | c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | c) Prior to survey plan endorsement                                            |
| <b>17.</b>                       | <b>Electricity</b><br>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.<br><br>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement |
| <b>18.</b>                       | <b>Telecommunications</b><br>a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.<br><br>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                   | a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement |
| <b>19.</b>                       | <b>Broadband</b><br>a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .<br><br>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                       | a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement |
| <b>20.</b>                       | <b>Condition Removed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                |
| <b>Landscape and environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                |
| <b>21.</b>                       | <b>Streetscape works – Compliance Assessment</b><br>a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents:<br>i) Landscape Concept Plan HATUA street, Revision A, prepared by Urbis and dated 12/04/2021<br>ii) Landscape Sections HATUA street, Revision A, prepared by Urbis and dated 12/04/2021<br>The certified drawings are to include, where relevant:<br>1. location and type of street lighting in accordance with AS1158 – ' <i>Lighting for Roads and Public Spaces</i> ';<br>2. footpath treatments; | a) Prior to commencing streetscape work                                        |

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|                                                | <ul style="list-style-type: none"> <li>3. location and specifications of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</li> </ul>                                                                                                                               |                                                                                                                             |
|                                                | b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.                                                                                                                                                                                                                                                                                                                                             | b) Prior to survey plan endorsement                                                                                         |
|                                                | c) Submit to EDQ TS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.                                                                                                                                                                                                                                                                                                                                                 | c) Prior to survey plan endorsement                                                                                         |
| <b>Surveying, land transfers and easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                             |
| <b>22.</b>                                     | <b>Access Easement</b><br>Provide an access easement over Lot 50050 in favour of Lot 30013 as shown on the approved plans Flagstone Town Centre, Proposed Subdivision – 2 into 3 Allotments, Plan number 110056-509A, Sheet 1 of 2 prepared by RPS and dated 24/03/2021.                                                                                                                                                                                                | At registration of survey plan                                                                                              |
| <b>23.</b>                                     | <b>Land transfers – local community facilities</b><br>Transfer, in fee simple, to Council as trustee, Lot 30013, as shown on the approved plan Flagstone Town Centre, Proposed Subdivision – 2 into 3 Allotments, Plan number 110056-509A, Sheet 1 of 2 prepared by RPS and dated 24/03/2021 for community facility purposes. The Lot to be transferred under this condition must be serviced in accordance with Greater Flagstone Infrastructure Charging Offset Plan. | At registration of survey plan                                                                                              |
| <b>24.</b>                                     | <b>Easements over infrastructure</b><br>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.<br>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.                                                                                      | At registration of survey plan                                                                                              |
| <b>Infrastructure</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                             |
| <b>25.</b>                                     | <b>Municipal &amp; State Charges</b><br>The applicant will pay to the MEDQ the Municipal & State Charges (calculated in accordance with the IFF).                                                                                                                                                                                                                                                                                                                       | In accordance with the IFF.                                                                                                 |
| <b>26.</b>                                     | <b>Implementation Charge</b><br>The applicant will: <ul style="list-style-type: none"> <li>a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or</li> <li>b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.</li> </ul>                                                                                       | <ul style="list-style-type: none"> <li>a) In accordance with the ICID; or</li> <li>b) In accordance with the IFF</li> </ul> |

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| <b>27.</b>                                                  | <b>Sub-Regional &amp; Value Capture Charges</b><br>The applicant will:<br>a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or<br>b) If the SRIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.                                                                                                                                                                                                                                                                                                                                                                                          | a) In accordance with the SRIA and DSRCIA<br>b) In accordance with the IFF               |
| <b>Development in accordance with a POD</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                          |
| <b>28.</b>                                                  | <b>Carry out the approved development</b><br>Carry out the approved development generally in accordance with:<br>a) the approved POD; and<br>b) any documentation endorsed via Compliance Assessment as required by these conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to commencement of use                                                             |
| <b>29.</b>                                                  | <b>Maintain the approved development</b><br>Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | At all times following commencement of use                                               |
| <b>30.</b>                                                  | <b>Documentation – POD</b><br>a) Submit to EDQ DA, for Compliance Assessment, documentation for the District Community Centre development, for assessment against the approved POD, Lot 30013-District Community Centre POD, reference 110056-512C, prepared by RPS and dated 20/09/2021.<br>b) The documentation submitted under part a) of this condition is to detail and/or include the following:<br>i) site location;<br>ii) building height;<br>iii) plot ratio, gross floor area (GFA) and site cover;<br>iv) interface with adjoining dwellings;<br>v) built-form including floor plans, sections, elevations and details of materials;<br>vi) landscaping and open space provision;<br>vii) on-site parking, access and servicing; and<br>viii) urban servicing arrangements including sewer, water, stormwater connections; and<br>ix) an assessment of compliance with the approved POD. | a) Prior to commencement of building works<br>b) Prior to commencement of building works |
| <b>Construction of development in accordance with a POD</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                          |
| <b>31.</b>                                                  | <b>Out of hours of work - construction</b><br>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | During construction unless otherwise endorsed                                            |



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| 34.                   | <b>Erosion and sediment management</b><br>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:<br>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);<br>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i> .<br><br>b) Implement the certified ESCP submitted under part a) of this condition.                                                                                                                                                                       | a) Prior to commencing work<br><br>b) During construction                                                                                                                                                |
| 35.                   | <b>Public infrastructure (damage, repairs and relocation)</b><br>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.<br><br>b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.<br><br><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i> | a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first<br><br>b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first |
| <b>Infrastructure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                          |
| 36.                   | <b>Municipal &amp; State Charges</b><br>The applicant will pay to the MEDQ the Municipal & State Charges (calculated in accordance with the IFF).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | In accordance with the IFF.                                                                                                                                                                              |
| 37.                   | <b>Implementation Charge</b><br>The applicant will:<br>a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or<br>b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.                                                                                                                                                                                                                                                                                                                                                                                                                                             | a) In accordance with the ICID; or<br>b) In accordance with the IFF                                                                                                                                      |
| 38.                   | <b>Sub-Regional &amp; Value Capture Charges</b><br>The applicant will:<br>a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or<br>b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in                                                                                                                                                                                                                                                                                                                         | a) In accordance with the SRIA and DSRCIA<br><br>b) In accordance with the IFF                                                                                                                           |

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|  | accordance with the IFF and indexed to the date of payment. |  |
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#### **STANDARD ADVICE**

Please note that 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 \*\***