



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

Our ref: DEV2021/1228

21 December 2021

Economic Development Queensland  
C/- RPS  
Att: Ms Samantha Buchanan and Ms Georgina Bartlett  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email address Samantha.buchanan@rpsgroup.com.au; georgina.bartlett@rpsgroup.com.au

Dear Ms Buchanan and Ms Bartlett

**S89(1)(a) Approval of PDA development application**

**PDA development application DEV2021/1228 for a Development Permit for a Material Change of Use for Dwelling Houses and Home Based Business, and Reconfiguring a Lot for 23 Residential Terrace Allotments, 1 Part Balance Lot and New Road (Stage 4A Carseldine Village) at 520 Beams Road, Carseldine described as Part of lot 7000 on SP311875**

On 21 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at [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 Leila Torrens, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez  
**Director  
Development Assessment  
Economic Development Queensland**

## PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Part Lot 7000	SP311875
PDA development application details		
DEV reference number	DEV2021/1228	
'Properly made' date	14/10/2021	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" 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 type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Dwelling Houses and Home Based Business, and Reconfiguring a Lot for 23 Residential Terrace Allotments, 1 Part Balance Lot and New Road (Stage 4A Carseldine Village)	
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 approval is for:</p> <ul style="list-style-type: none"> <li>• Material Change of Use for Dwelling Houses and Home Based Business, and Reconfiguring a Lot for 23 Residential Terrace Allotments, 1 Part Balance Lot and New Road (Stage 4A Carseldine Village)</li> </ul>	
Decision date	21 December 2021	
Currency period	6 years for MCU from the date of the decision 4 years for RoL from the date of the decision	

## 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.

Approved plans and documents		Number	Date
1.	Acoustic Assessment Report Carseldine Village Stage 4a prepared by TTM	17BRA0109 R05_1_Stage 4A rev 1	01/10/2021
2.	Functional Layout Plan Drawing Index prepared by KN Group	21-120-FL100 rev A	August 21
3.	Functional Layout – Earthworks Plan	21-120-FL101 rev B	August 21
4.	Functional Layout - Roadworks	21-120-FL102 rev C	August 21
5.	Functional Layout – Typical Sections	21-120-FL103 rev A	August 21
6.	Functional Layout - Stormwater	21-120-FL104 rev B	August 21
7.	Functional Layout - Sewer	21-120-FL105 rev A	August 21
8.	Functional Layout – Water reticulation	21-120-FL106 rev A	August 21
9.	Functional Layout – Overall Services – Stage 4a	21-120-FL107 rev C	August 21
10.	Functional Layout – Possible Floor and pad levels – Stage 4a	21-120-FL108 rev B	August 21
11.	Concept Passive Irrigation Layout – Stage 3a/4a	21-120-FL200 rev B	October 21 (amended in red)
12.	Plan of Subdivision Stage 4a Overall prepared by RPS	128180-130 Rev A	16 September 2021 (amended in red)
13.	Plan of Subdivision Stage 4a prepared by RPS	128180-131 Rev A	16 September 2021 (amended in red)
14.	Plan of Development Stage 4a Terrace Allotments prepared by RPS	128180-132 Rev A	16 September 2021
15.	Carseldine Village Stage 4a Engineering Services Report prepared by KN Group	Version 1 Rev A	14/10/2021
16.	Landscape Concept Plan prepared by Saunders Havill Group	10448 Rev F	November 2021
17.	Flora and Fauna Management Plan prepared by 28°South	N/A	20/11/2021
18.	Indicative Lighting Concept Stage 4a prepared by RPS	128180-135	5/10/2021
19.	Traffic Technical Note prepared by Cardno	CEB06857 Final	5/10/2021 (amended in red)

Supporting Plans and documents			
20.	Stormwater Management Technical Memo prepared by DesignFlow	N/a	12 November 2021
21.	Updated Car Parking Analysis prepared by RPS	128180-134B Rev A	22 November 2021
22.	Swept Path Analysis prepared by Cardno	CEB06857-SK112 Rev D	25 November 2021

## PDA development conditions

### PREAMBLE AND ABBREVIATIONS

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:

The applicant must:

- i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- ii. submit to MEDQ a duly completed compliance assessment form.
- iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.

Compliance assessment and endorsement by EDQ Development Assessment, DSDILGP is required prior to any work commencing.

Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

The process and timeframes that apply to compliance assessment are as follows:

- i. the applicant liaises with EDQ Development Assessment, DSDILGP to determine the relevant plans/supporting information required to be submitted.
- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 20 business days** – EDQ Development Assessment, DSDILGP 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, DSDILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDILGP 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, DSDILGP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

### **ABBREVIATIONS AND DEFINITIONS**

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated 14 April 2020 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
  - a. **External Authority** means a public-sector entity external to the MEDQ;
  - b. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
  - c. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
  - d. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
  - e. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
  - f. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2021.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **UU** means Urban Utilities

No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to survey plan endorsement
2.	<p><b>Certification of Operational Works</b></p> <p>All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p> <p>Conditions that require compliance with the <i>Certification Procedures Manual</i> are as follows:</p> <ul style="list-style-type: none"> <li>i. Condition 5 Construction Management Plan;</li> <li>ii. Condition 6 Traffic Management Plan;</li> <li>iii. Condition 8 Out of Hours – <i>Compliance Assessment</i>;</li> <li>iv. Condition 9 Retaining Walls;</li> <li>v. Condition 10 Filling and Excavation;</li> <li>vi. Condition 11 Roads – Internal;</li> <li>vii. Condition 12 Water – Internal;</li> <li>viii. Condition 13 Sewer – Internal;</li> <li>ix. Condition 14 Stormwater Management (Quality);</li> <li>x. Condition 15 Stormwater Management (Quantity);</li> <li>xi. Condition 16 Street Lighting;</li> <li>xii. Condition 17 Electricity;</li> <li>xiii. Condition 18 Telecommunications;</li> <li>xiv. Condition 19 Broadband;</li> <li>xv. Condition 20 Public Infrastructure – Damage, Repairs and Relocation;</li> <li>xvi. Condition 23 Streetscape Works;</li> <li>xvii. Condition 25 Acid Sulfate Soils;</li> <li>xviii. Condition 26 Erosion and Sediment Management; and</li> <li>xix. Condition 29 Railway Corridor.</li> </ul>	As required by the <i>Certification Procedures Manual</i>
3.	<p><b>Street Naming</b></p> <p>Submit to EDQ Development Assessment, DSDILGP a schedule of street names approved by Council.</p>	Prior to survey plan endorsement
4.	<p><b>Entry walls or features</b></p> <p>The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDILGP.</p>	As indicated
<b>Engineering</b>		
5.	<p><b>Construction Management Plan</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP a site- based Construction Management Plan (CMP), prepared by the principal site contractor and endorsed by a suitably qualified ecologist, that includes:</p> <ul style="list-style-type: none"> <li>i. preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to:</li> </ul>	a) Prior to commencement of site works

- a) ensuring noise and dust generated from the site during and outside construction work hours in accordance with the *Environmental Protection Act 1994*. Provision required for dust monitoring and management of dust emissions due to material import/export and haulage, prior to the commencement of hauling and for the duration of earthworks;
- b) managing stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;
- c) incorporating vegetation management measures, including protective fencing for fauna and clear identification of vegetation to be retained around the worksite and details of how construction related vehicles and equipment will not damage retained vegetation or its root zones; and
- d) details about materials stockpiling, including measures to ensure material remains in-situ and cannot enter the waterway or damage retained vegetation or its root zones;
- ii. waterway management measures, including the location and duration of temporary waterway barriers (where relevant, such as stormwater outfalls);
- iii. environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tusked frog will be minimized (where relevant);
- iv. fauna management protocols including the involvement of an experienced fauna spotter catcher, and the timing of fauna spotter catcher involvement;
- v. details of any relocation or removal of fauna from the construction area and protocols on how this will be achieved;
- vi. a complaints procedure, including escalation, to be established and maintained through the course of development;
- vii. site management provisions including (where relevant) but not limited to the following:
  - a) provision for pedestrian management including alternative pedestrian routes, past or around the site;
  - b) location of and impacts on any local authority's assets on or external to the site;
  - c) temporary vehicular access points and frequency of use;
  - d) provision for loading and unloading materials;
  - e) location of materials, structures, plant and equipment to be stored or placed on the construction site;
  - f) management of waste generated during the construction activities;
  - g) how materials are to be loaded/unloaded and potential impacts on existing vegetation;
  - h) employee parking areas;
  - i) anticipated staging and programming;
  - j) allowable works times in accordance with those set by the *Queensland Environmental Protection Policy (Noise) 2008*. The CMP is to include details of any construction considered necessary to be conducted out of normal

	<p>business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work; and</p> <p>k) be consistent with Condition 6 Traffic Management Plan, Condition 25 Acid Sulfate Soils.</p> <p>B. Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>C. Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) Prior to commencement of site works</p> <p>c) At all times during construction</p>
<b>6.</b>	<p><b>Traffic Management Plan</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ol style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. management of material haulage and mitigating impacts upon the road network;</li> <li>iii. provision of parking for workers and materials delivery during and outside of construction hours of work;</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 Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ol> <p>B. Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
<b>7.</b>	<p><b>Construction Hours</b></p> <p>Unless otherwise agreed to in writing by EDQ Development Assessment, DSDILGP, construction hours for works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p>	As indicated
<b>8.</b>	<p><b>Out of Hours – Compliance Assessment</b></p> <p>A. Where works are proposed outside of the normal construction hours specified in Condition 7 Construction Hours of this PDA Development Approval, submit to EDQ Development Assessment, DSDILGP for compliance assessment an application for out of hours works. Applications must be in writing on the EDQ ‘Application for</p>	<p>a) No less than 10 business days prior to the proposed works</p>



	<p>out of hours approval' form and must be accompanied by the following information:</p> <ol style="list-style-type: none"> <li>i. reason for the request;</li> <li>ii. site plan(s);</li> <li>iii. reasons that the proposed works can not reasonably or safely be undertaken within the normal construction hours;</li> <li>iv. potential adverse impacts and proposed mitigation strategies / measures;</li> <li>v. a community engagement strategy; and</li> <li>vi. all permits relating to other authorities (Council, DTMR or Queensland Police Service) for the proposed works.</li> </ol> <p>B. Undertake all out of hours works in accordance with the endorsement obtained under part a) of this condition.</p>	<p>b) As indicated</p>
<p><b>9.</b></p>	<p><b>Retaining Walls</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by an RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDILGP.</p> <p>B. Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>C. Submit to EDQ Development Assessment, DSDILGP 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 commencement of retaining wall works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p><b>10.</b></p>	<p><b>Filling and Excavation</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP detailed earthworks plans, certified by an RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments; the Functional Layout Earthworks Plan</i> drawing number 21-120-FL 101 Revision B (dated November 2021),</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>i. include an RPEQ certified geotechnical soils assessment and slope stability assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans submitted under Condition 26 Erosion and Sediment Management;</li> <li>iii. provide a dispersive area management plan certified by an RPEQ or accredited professional in erosion and sediment control (CPESC) where dispersive soils will be disturbed, including risk mapping, treatment and rehabilitation;</li> <li>iv. provide full details of any areas where surplus soils are to be stockpiled including the separation, storage and handling of topsoil and subsoils for reuse;</li> <li>v. ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and</li> </ol>	<p>a) Prior to commencement of site works</p>

	<p>vi. provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks; and</p> <p>B. Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>C. Submit to EDQ Development Assessment, DSDILGP certification from an RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>11.</b>	<p><b>Roads – Internal</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP engineering design and construction drawings, certified by an RPEQ, for internal roads including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the following plans/documents and requirements:</p> <ol style="list-style-type: none"> <li>i. the approved <i>Carseldine Village Stage 4A Engineering Services Report</i>, Version 1, prepared by KN Group, dated 14/10/2021; and the approved Functional Layout Road Works, Revision C, prepared by KN Group dated 10/11/2021.</li> <li>ii. relevant Council standards.</li> </ol> <p>B. Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>C. Submit to EDQ Technical Services, DSDILGP ‘as constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>12.</b>	<p><b>Water – Internal</b></p> <p>A. Submit to EDQ Technical Services, DSDILGP a water reticulation Precinct Network Plan, endorsed by Urban Utilities (UU).</p> <p>B. Submit to EDQ Technical Services, DSDILGP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with the PDA Guideline No. 13 Engineering standards and the endorsed UU Precinct Network Plan submitted under part a) of this condition.</p> <p>C. Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>D. Submit to EDQ Technical Services, DSDILGP ‘as constructed’ plans, asset register, pressure and bacterial test results in accordance with UU current adopted standards, of all water reticulation works constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of water works or works within a common services trench</p> <p>b) Prior to commencement of water works or works within a common services trench</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>

<p><b>13.</b></p>	<p><b>Sewer – Internal</b></p> <p>A. Submit to EDQ Technical Services, DSDILGP a sewer reticulation Precinct Network Plan, endorsed by UU.</p> <p>B. Submit to EDQ Technical Services, DSDILGP detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with the with PDA Guideline No. 13 Engineering standards and the UU endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>C. Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>D. Submit to EDQ, Technical Services DSDILGP ‘as constructed’ plans, asset register, pressure and CCTV results in accordance with UU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of sewer works or works within a common services trench</p> <p>b) Prior to commencement of sewer works or works within a common services trench</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p><b>14.</b></p>	<p><b>Stormwater Management (Quality)</b></p> <p>Provide written evidence to EDQ Technical Services from an RPEQ confirming that the Stage 4a stormwater design connects to the stormwater quality management system per the DesignFlow Technical Memorandum titled “Carseldine Urban Village – Stormwater management to support Stage 4a development” dated 25<sup>th</sup> August 2021.</p> <p>Note – The DesignFlow Technical Memorandum titled “Carseldine Urban Village – Stormwater management to support Stage 4a development” dated 25 August 2021 is not an approved document, it is a supporting document only.</p>	<p>Prior to survey plan endorsement</p>
<p><b>15.</b></p>	<p><b>Stormwater Management (Quantity)</b></p> <p>A. Submit to EDQ Technical Services, DSDILGP detailed design plans and hydraulic calculations, certified by an RPEQ, for the proposed stormwater drainage system generally in accordance with PDA Guideline No. 13 Engineering standards. Including the following:</p> <ul style="list-style-type: none"> <li>a. Assessment of the requirement for scour protection or outlet modification works for discharge points from the Stage 4A development to the drainage channel located parallel to the eastern boundary, adjacent to the rail corridor.</li> <li>b. Engineering design drawings of the drainage details for the Passive Irrigation Street Trees, shown conceptually on plan “Street Tree Irrigation Treatment”, prepared by Saunders Havill Group, dated November 2021, including drainage infrastructure design and materials, kerb connections and inlet screens and footpath crossing details (where relevant).</li> </ul>	<p>a) Prior to commencement of Stormwater works</p>

	<p>B. Provide written evidence and certification that the Stage 4a stormwater design has been constructed generally in accordance with DesignFlow Technical Memorandum titled “Carseldine Urban Village – Stormwater management to support Stage 4A development” dated 25 August 2021. Provide certification that the Stage 4a stormwater system design connects to the stormwater quantity management system and discharges per the stormwater management plans previously approved as part of the Carseldine Village master plan PDA development approval (DEV2018/932) and the Stage 1 PDA development approval (DEV2019/1074).</p> <p>C. Construct the works in accordance with the certified plans submitted under part a) of this condition.</p> <p>D. Submit to EDQ Technical Services, DSDILGP ‘as constructed’ plans including an asset register and test results, certified by an RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.</p> <p>Note – The DesignFlow Technical Memorandum titled “Carseldine Urban Village – Stormwater management to support Stage 3 development” dated 25 August 2021 is not an approved document, it is a supporting document only.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p><b>16.</b></p>	<p><b>Street Lighting</b></p> <p>A. Submit to EDQ Technical Services, DSDILGP designs for the street lighting system, certified by an RPEQ, to all roads, including footpaths within road reserves.</p> <p>The design of the street lighting system is to:</p> <ul style="list-style-type: none"> <li>i. meet the relevant standards of the electricity supplier;</li> <li>ii. be acceptable to the electricity supplier as Rate 8</li> <li>iii. be endorsed by Council as the Energex ‘billable customer’;</li> <li>iv. be generally in accordance with Australian Standard AS1158 –‘Lighting for Roads and Public Spaces’;</li> <li>v. be located such that the light poles and luminaires do not present an obstruction (in horizontal or vertical planes) and provide for clear vehicle manoeuvring for residential vehicles and refuse servicing vehicles; and</li> <li>vi. to be designed with appropriate luminaire height and illuminance to avoid light spill to adjoining property.</li> </ul> <p>B. Install the lighting system in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of lighting works</p> <p>b) Prior to survey plan endorsement</p>
<p><b>17.</b></p>	<p><b>Electricity</b></p> <p>Submit to EDQ Technical Services, DSDILGP either:</p> <p>A. written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the newly created lots; or</p> <p>B. written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or</p>	<p>Prior to survey plan endorsement</p>

	overhead, where agreed to by the local council, electricity services.	
<b>18.</b>	<p><b>Telecommunications</b></p> <p>Submit to EDQ Technical Services, DSDILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed subdivision.</p>	Prior to survey plan endorsement
<b>19.</b>	<p><b>Broadband</b></p> <p>Submit to EDQ Technical Services, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to survey plan endorsement
<b>20.</b>	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement
<b>21.</b>	<p><b>Innovative Design and Materials (Public Infrastructure) – Compliance Assessment</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP for compliance assessment details of public infrastructure designs, technology or material selection to address the Fitzgibbon PDA Development Scheme sustainability requirements. Innovative proposals not considered by the Development Scheme criteria will be assessed on merit for enhancing the development outcomes.</p> <p>i) Material Management Submit designs and/or management plans that demonstrate infrastructure design includes the use of innovative and efficient use of materials and minimises impacts on climate. Proposals required maximise responsible material usage, including reuse of materials, recycled materials, consideration of the life cycle environmental costs of material. Solutions may include recycled materials in road construction (aggregate or asphalt), concrete cement clinker substitution, geopolymer concrete and waste recycling/reduction strategies.</p> <p>B. Pilot of Non-Standard Designs Where designs do not comply with standard local government designs the following will apply to facilitate piloting new design approaches and technology:</p> <p>i) Supporting technical evidence: Should designs or specifications differ from published standards the sustainability/innovation proposal must be supported by robust</p>	<p>a) Prior to streetscape or road construction</p> <p>b) Prior to survey plan endorsement.</p>

	<p>technical evidence with appropriate certification by a suitably qualified person.</p> <p>ii) Costing and maintenance: Depending on the nature of the proposal, whole of life cost evaluation and consideration for a modified maintenance period may be required.</p> <p>c) Detailed Design Submit designs in accordance with parts a) and b) of this condition where applicable.</p> <p>Proposals are to integrate with the development such that the implementation does not compromise the ability to satisfy conditions of this PDA development approval and other relevant approvals or standards, unless agreed by EDQ or other relevant authority. Non-compliance with conditions/standards arising from the proposal must be identified prior to implementation and specifically addressed such that the proposal holistically enhances the development outcome.</p> <p>d) Construct the works generally in accordance with the civil infrastructure and streetscape plans submitted under part c) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDILGP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA or RPEQ (as relevant).</p>	<p>c) Prior to streetscape or road construction.</p> <p>d) Prior to survey plan endorsement</p> <p>e) Prior to survey plan endorsement</p>
22.	<p><b>Contributed Asset(s) – Non-Standard</b></p> <p>Where Contributed Assets are to be delivered to a standard other than the relevant Council standard (in force as at the date of Compliance Assessment of the relevant Public Asset, or where Compliance Assessment is not required, the relevant standard in force at the time of this PDA decision notice), submit to the EDQ Development Assessment, DSDILGP evidence of an appropriate arrangement being entered into with Council or another third party for the ownership, repair, maintenance and replacement of that Contributed Asset.</p>	<p>Prior to survey plan endorsement</p>
<b>Landscape and Environment</b>		
23.	<p><b>Streetscape Works</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved <i>Carseldine Village Stage 4a Landscape Concept</i>, 10448 Issue F, prepared by Saunders Havill dated November 2021.</p> <p>The detailed streetscape works drawings are to include, where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>;</li> <li>2. footpath treatments;</li> </ol>	<p>a) Prior to commencement of Streetscape works</p>

	<p>3. location and types of streetscape furniture;</p> <p>4. location and size of stormwater treatment devices; and</p> <p>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines;</p> <p>6. Passive irrigation street trees on the Railway Esplanade Road, designed in compatibility with RPEQ certified drainage details submitted under Condition 16.</p> <p>B. Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>C. Submit to EDQ Development Assessment, DSDILGP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>24.</b>	<p><b>Fauna Flora Management Plan: Stage 4</b></p> <p>A. Carry out the Stage 4a vegetation clearing and rehabilitation works specified in the approved <i>Fauna Flora Management Plan for Stage 4a of Carseldine Village Renewal Masterplan</i> prepared by 28°S Environmental, dated 20/11/2021.</p> <p>B. Submit to EDQ Development Assessment, DSDILGP, written evidence prepared by a suitably qualified person, stating that the rehabilitation works have been carried out generally in accordance with the FFMP approved under part a) of this condition.</p>	<p>a) As specified in the approved Stage 4a FFMP</p> <p>b) Within one month of completion of the rehabilitation works</p>
<b>25.</b>	<p><b>Acid Sulfate Soils (ASSMP)</b></p> <p>A. Where acid sulfate soils are found on site, submit to EDQ Technical Services, DSDILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>B. Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to survey plan endorsement</p>
<b>26.</b>	<p><b>Erosion and Sediment Management</b></p> <p>A. Submit to EDQ Technical Services, DSDILGP an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or CPESC, generally in accordance with the following guidelines:</p> <ol style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</li> <li>ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</li> </ol> <p>B. Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

<p><b>27.</b></p>	<p><b>Sustainability – Requirements &amp; Verification Process (Compliance Assessment)</b></p> <p>A. Submit to EDQ a Sustainability and Innovation Initiatives report which sets the requirements for individual developments (residential buildings for use as Dwelling houses and Home-based businesses) to meet the sustainability requirements of the Development Scheme, including the elements below:</p> <ul style="list-style-type: none"> <li>• Energy efficiency</li> <li>• Electric Vehicle charging readiness</li> <li>• Energy innovation to reduce impacts on climate</li> <li>• Water efficiency</li> <li>• Environmentally sustainable materials</li> </ul> <p>Electric Vehicle charging readiness requires the installation of a dedicated AC circuit (minimum 20A, in accordance with the Australian Wiring Rules AS/NZS 3000:2018)</p> <p>B. Submit to EDQ Development Assessment, DSDILGP documentation setting out a post-approval process which nominates the requirements for provision evidence of design and as-built verification and standard compliance documentation templates (e.g. statutory declarations and checklists) to demonstrate that the individual developments (residential buildings for use as Dwelling houses and Home-based businesses) meet the Fitzgibbon PDA Development Scheme requirements for sustainability as documented in the document endorsed under Part a).</p> <p>C. Development to be delivered generally in accordance with the document endorsed under Part a).</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> <p>c) At all times</p>
<p><b>28.</b></p>	<p><b>Refuse Collection</b></p> <p>Submit to EDQ Development Assessment, DSDILGP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to survey plan endorsement</p>



<b>Railway Corridor</b>		
<b>29.</b>	<p><b>Railway Corridor</b></p> <p>A. Carry out the development generally in accordance with the approved <i>Acoustic Assessment Report</i>, prepared TTM, dated 01/10/2021 report number 17BRA0109_R05_1– Stage 4a, Revision 1. In particular:</p> <ul style="list-style-type: none"> <li>• Construct noise barriers in accordance with Section 9.1 – Acoustic Barrier, Figure 10: Recommended Acoustic Barrier – Rail Noise and Appendix A; and</li> <li>• Building pads must not exceed the levels specified in Appendix C.</li> </ul> <p>B. The noise barriers must be designed in accordance with:</p> <ul style="list-style-type: none"> <li>• Queensland Rail Civil Engineering Technical Specification – QR-CTS-part 41 – <i>Design and construction of Noise fences/barriers</i> and Transport and Main Roads Specifications MRTS15. The noise barriers, including foundation structures, must be constructed on the site and not in the railway corridor.</li> </ul> <p>C. Submit to EDQ Technical Services, DSDILGP, RPEQ certified drawings and other supporting documentation that demonstrates the noise barriers and building pads have been designed in accordance with parts a) and b) of this condition.</p> <p>D. Submit to EDQ Technical Services, DSDILGP, RPEQ certified as-constructed drawings, an as-constructed survey of building pads prepared by a registered surveyor and other supporting documentation in a format acceptable by the asset owner, that demonstrates the development has been constructed in accordance with parts a) and b) of this condition.</p>	<p>a) – d) Prior to survey plan endorsement</p>
<b>Surveying, land transfers and easements</b>		
<b>30.</b>	<p><b>Easements over infrastructure</b></p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to survey plan endorsement</p>
<b>31.</b>	<p><b>Easements Over Drainage Infrastructure and Overland Flow Paths</b></p> <p>Easements in favour of Council must be provided at no cost to the grantee, over drainage infrastructure and overland flow paths which receive stormwater flow from external catchments or receive discharge from internal stormwater pipe networks or road drainage which are to become contributed assets. These easements are for access and elective maintenance and do not encumber the Council with asset ownership/maintenance unless this is agreed by Council and necessary agreements are entered into per Condition 22 Contributed Asset(s) – Non-Standard.</p>	<p>Prior to survey plan endorsement</p>

	The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the Council.	
<b>32.</b>	<p><b>Small lot development easements for lots ≤450m<sup>2</sup></b></p> <p>For standard format lot sub-divisions where:</p> <ol style="list-style-type: none"> <li>i. a lot is 450m<sup>2</sup> or less, and</li> <li>ii. the lot adjoins another lot 450m<sup>2</sup> or less, and</li> <li>iii. the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements;</li> </ol> <p>A. 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 or more of the following purposes (but only where those relevant circumstances will exist):</p> <ol style="list-style-type: none"> <li>i. support;</li> <li>ii. shelter;</li> <li>iii. projections;</li> <li>iv. maintenance; or</li> <li>v. roof water drainage*.</li> </ol> <p>OR</p> <p>B. Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one or more of the above purposes (but only where those relevant circumstances will exist).</p> <p>*High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.</p>	Prior to survey plan endorsement
<b>Infrastructure Charges</b>		
<b>33.</b>	<p><b>Infrastructure Contributions</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>• Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or</li> <li>• Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment.</li> </ul>	In accordance with the IFF

## PDA Development Conditions – MATERIAL CHANGE OF USE

General		
<b>34.</b>	<p><b>Carry out the Approved Development – POD</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents, including specifically the approved <i>Plan of Development Stage 4A</i>, drawing number 128180-132 Revision A, prepared by RPS, dated 16/09/2021</p>	Prior to commencement of use and to be maintained
<b>35.</b>	<p><b>Certification of Operational Works</b></p> <p>All operational works undertaken in accordance with this PDA development approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
<b>36.</b>	<p><b>Maintain the Approved Development</b></p> <p>Maintain the approved development (including landscaping, stormwater assets, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	At all times
Engineering		
<b>37.</b>	<p><b>Vehicle Access – Residential Lots</b></p> <p>A. Construct vehicle crossovers to all residential lots generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards for a single dwelling driveway (Brisbane City Council standard drawing BSD-2022).</p> <p>B. Submit to EDQ Development Assessment, DSDILGP certification by an RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition.</p>	<p>a) Prior commencement of use of the relevant terrace house and to be maintained</p> <p>b) Prior commencement of use of the relevant terrace house</p>
<b>38.</b>	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with UU current adopted standards.</p>	Prior to commencement of use
<b>39.</b>	<p><b>Sewer Connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with UU current adopted standards.</p>	Prior to commencement of use
<b>40.</b>	<p><b>Stormwater Connection</b></p> <p>Connect the development to a lawful point of discharge with 'no- worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	Prior to commencement of use
<b>41.</b>	<p><b>Electricity</b></p> <p>Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.</p>	Prior to commencement of use

42.	<p><b>Telecommunications</b></p> <p>Connect the development to the existing telecommunications network in accordance with the current adopted standards of an authorised telecommunication service provider.</p>	Prior to commencement of use
<b>Environment</b>		
43.	<p><b>Acoustic Treatments</b></p> <p>A. In accordance with the approved <i>Plan of Development Stage4A</i> drawing number 128180-132 Revision A, prepared by RPS, dated 16/09/2021, approved <i>Acoustic Assessment Report</i>, prepared TTM, dated 01/10/2021 report number 17BRA0109_R05_1–, must be considered and mitigation strategies adopted where deemed necessary by the building certifier. Lots 4012-4023 are subject to acoustic constraints.</p> <p>B. Submit written evidence to EDQ Development Assessment, DSDILGP certification from a suitably qualified acoustic engineer confirming each affected residential dwelling has been designed in accordance with the requirements of the QDC MP4.4 and the <i>Acoustic Assessment Report</i>, prepared TTM, dated 01/10/2021 report number 17BRA0109_R05_1– Stage 4a, Revision 1.</p>	<p>a) Prior to obtaining building work approval for each affected residential dwelling</p> <p>b) Prior to commencement of building work for each affected residential dwelling</p>
44.	<p><b>Sustainability – Verification</b></p> <p>A. Submit to EDQ Development Assessment, DSDILGP evidence that each dwelling including services and fixtures meets the Fitzgibbon PDA Development Scheme requirements for sustainability in accordance with Condition 27 Sustainability – Verification, parts a) and b).</p> <p>B. Development delivery – As-built (Private Lot Works): Submit evidence to EDQ Development Assessment, DSDILGP verifying each dwelling has been constructed in accordance with the sustainability Verification Process submitted under Condition 27 part a).</p>	<p>a) Prior to obtaining building work approval for each affected residential dwelling</p> <p>b) Prior to commencement of use</p>

**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 \*\***