



Our ref: DEV2018/932/4

17 August 2022

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

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

Email: Georgina.bartlett@rpsgroup.com.au

Dear Ms Bartlett

Section 99 Approval - application to change PDA development approval

Preliminary approval for a material change of use generally in accordance with the Carseldine Urban Village Masterplan and PDA development permit for reconfiguring a lot (1 lot into 1 outdoor sport and recreation lot, 1 car parking lot, access easement and balance lot) at 532 beams road, Carseldine described as Lot 322 on SP311781

On 17 August 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.

If you require any further information, please contact Leila Torrens, A/Manager, 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 – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	322	SP172124
PDA development application details		
DEV reference number	DEV2018/932	
'Properly made' date	11 May 2022	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	S99 Change to an approval for a Preliminary approval for a Masterplan	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> Amendment to zone allocations; and Amendment to permitted building heights 	
Original Decision date	9 November 2018	
1 st Change to approval	18 December 2018	
2 nd Change to approval	11 February 2021	
3 rd Change to approval	17 August 2022	
Currency period	10 years from original decision date (MCU) 4 years from original decision date (RaL)	

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.	Carseldine Urban Village Masterplan	128180-37S	30 June 2022
Plans and documents previously approved on 11 February 2021		Number	Date
1.	Reconfiguration of a Lot Stage 1 Prepared by RPS	128180-31 M	10 September 2019
2.	Road Hierarchy Plan prepared by RPS	128180-38 L	17 July 2020
3.	Village Main Street – 27m Cross Section prepared by RPS	128180 – 39 D	09 September 2019
4.	Western Access Road / Shared Busway – 23m Cross Section prepared by RPS	128180 – 39 D	09 September 2019
5.	Access Place – 19m Cross Section prepared by RPS	128180 – 39D	09 September 2019
6.	Access Place (Parking Two Sides) – 23.8m Cross Section prepared by RPS	128180 – 39D	09 September 2019
7.	Carseldine Urban Village Stage 1 Entry Boulevard Report prepared by Urbis	Rev K	14 October 2020
8.	Village Heart Design Intent prepared by RPS	PR 128180 Issue D	October 2020
9.	Carseldine Stormwater Management Plan prepared by Designflow	V4	10 October 2019
10.	Reconfiguration of a Lot Stage 1 Prepared by RPS	128180-31 M	10 September 2019
Plans and documents previously approved on 18 th November 2018		Number	Date
11.	Water and Sewer Master Plan prepared by Calibre Consulting	15-003002-910 Rev 1 (As amended in red)	06/08/2018

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:

a) The applicant must:

- i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).

- ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
- i. the applicant liaises with EDQ Development Assessment, 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

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 Certification Procedures Manual, prepared by Economic Development Queensland, dated 14 April 2020 (as amended from time to time).	
3.	Council means Brisbane City Council	
4.	DSDILGP means The Department of State Development, Infrastructure, Local Government and Planning	
5.	EDQ means Economic Development Queensland.	
6.	MEDQ means The Minister of Economic Development Queensland.	
7.	PDA means Priority Development Area.	
8.	UU means Urban Utilities	
9.	RPEQ means Registered Professional Engineer of Queensland.	
No. Condition		Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDILGP a schedule of street names approved by Council.	Prior to survey plan endorsement
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDILGP.	As indicated
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDILGP a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and	a) Prior to commencement of works

	<p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>b) 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 during the construction period.</p>	<p>b) At all times during construction</p>
6.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. 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). <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <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 works</p> <p>b) At all times during construction</p>
7.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by a 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>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</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>c) Prior to survey plan endorsement</p>
8.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments.</i></p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans required to be submitted under this development application; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. <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 a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
9.	<p>Roads – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDILGP engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays and pedestrian footpaths, generally in accordance with the approved plans.</p> <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 Development Assessment, DSDILGP ‘as constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

<p>10.</p>	<p>Compliance Assessment - Village Main St / Beams Road Intersection</p> <p>a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment certified by a RPEQ a detailed functional layout for this intersection.</p> <p>b) Submit to EDQ Development Assessment, DSDILGP engineering design and construction drawings, certified by a RPEQ, the intersection generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p>11.</p>	<p>Water Reticulation - internal</p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the QUU endorsed water and sewer masterplan ('Water and Sewer Masterplan' 15-003002-910 Rev 1 prepared by Calibre Consulting and amended in red)</p> <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 Development Assessment, DSDILGP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards of all works constructed under this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p>12.</p>	<p>Sewer Reticulation - internal</p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the QUU endorsed water and sewer masterplan ('Water and Sewer Masterplan' 15-003002-910 Rev 1 prepared by Calibre Consulting and amended in red)</p> <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 Development Assessment, DSDILGP 'as constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards, of all works constructed under this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

<p>13.</p>	<p>Compliance Assessment - Stormwater Management (Quality)</p> <p>a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment, detailed concept plans (70% design) certified by a RPEQ for the proposed bio-retention devices B1 and B2 as shown in Fig 5 of the Updated Stormwater Management Report V02 prepared by DesignFlow and dated 27/04/18 generally in accordance with <i>PDA Guideline No.13 Engineering Standards – stormwater quality</i>.</p> <p>b) Submit to EDQ Development Assessment, DSDILGP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the endorsed plans required 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 Development Assessment, DSDILGP ‘as constructed’ drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all works constructed under this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p>14.</p>	<p>Compliance Assessment - Stormwater Management (Quantity)</p> <p>a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a functional layout stormwater reticulation plan and hydraulic calculations certified by a RPEQ generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>.</p> <p>b) Submit to EDQ Development Assessment, DSDILGP detailed stormwater design plans certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDILGP ‘as constructed’ plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>

<p>15.</p>	<p>Street Lighting</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.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i>. <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDILGP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS3000 – <i>'SAA Wiring Rules'</i>.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<p>16.</p>	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDILGP either:</p> <ol style="list-style-type: none"> a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. 	<p>Prior to survey plan endorsement</p>
<p>17.</p>	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSDILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.</p>	<p>Prior to survey plan endorsement</p>

18.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) 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
19.	<p>Public Infrastructure – Damage, Repairs and Relocation</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
Landscape and Environment		
20.	<p>Streetscape Works</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 landscape concept report.</p> <p>The detailed streetscape works drawings are to include, where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <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>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
21.	<p>Acid Sulfate Soils (ASSMP)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and certified by a suitably qualified professional</p>	a) Prior to commencement of or during site works

Advice Note: The requirement for a road connection from the main boulevard to Dorville Avenue and as shown in the Fitzgibbon Development Scheme is maintained. It will be necessary to deliver this connection at such time that a Traffic Study prepared by a suitably qualified professional identifies the need for this connection to facilitate access from the site. If any changes are sought to this development approval that increases the development yield the timing for this road connection will be reassessed.

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 ****