



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

Our ref: DEV2022/1321

27 February 2023

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

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

Dear Sam and Georgina

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

PDA Development Permit for Reconfiguring a Lot for 1 lot into 5 lots, new road, access easement and balance lot at 520 and 532 Beams Road, Carseldine described as Part of Lot 7002 on SP311913 and Part of Lot 322 on SP311781

On 27 February 2023, 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.

If you require any further information, please contact 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

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	520 and 532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Part Lot 7002	SP311913
	Part of Lot 322	SP311781
PDA development application details		
DEV reference number	DEV2022/1321	
'Properly made' date	2 September 2022	
Type of application	<input checked="" 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 checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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 type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	1 lot into 5 lots, new road, access easement and balance lot	
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"> • Reconfiguration of a Lot (1 into 5 lots, new road, access easement and balance lot) 	
Decision date	27 February 2023	
Currency period	4 years 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.	Carseldine Urban Village Plan of Subdivision Stage V – Overall, prepared by RPS	128180-123 Rev 1	26 th July 2022
2.	Carseldine Urban Village Plan of Subdivision Stage V – Village Heart Subdivision prepared by RPS	128180-124 Rev 1	26 th July 2022
3.	Carseldine Urban Village Plan of Subdivision Stage V – Village Heart Boundary Realignment prepared by RPS	128180-150 Rev C	26 th July 2022
4.	Carseldine Village Stage V Engineering Services Report prepared by KN Group	21-121 Version 1	8 th July 2022
5.	Flora and Fauna Management Plan for Stage V prepared by 28 ^o South	PR134198-1 Version 1	9 th August 2022
6.	Carseldine Urban Village (Stage V) Landscape Concept Plan prepared by Saunders Havill	10448 Issue H	November 2022
7.	Carseldine Urban Village Stage V – Village Heart Verge Treatments prepared by RPS (amended in red)	128180-149 Rev D	18 th November 2022 (amended in red 23/02/23)
8.	Functional layout road works prepared by KN Group (amended in red)	21-121-FL03 Revision A	May 2022 (amended in red 23/02/2023)
9.	Addendum to the bushfire assessment for Carseldine Village prepared by Land and Environment Consultants Pty Ltd		19 th September 2022
Supporting Plans and Documents			
10.	Carseldine Urban Village - local flood assessment prepared by Design Flow		10 th October 2019
11.	Technical Memorandum - Carseldine Village Stage V Traffic Assessment prepared by Cardno	CEB06857	15 th July 2022

Preamble, abbreviations, and definitions

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:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset plan that applies to the PDA as amended or replaced from time to time.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions Team

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - 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:
 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, use the following email addresses:

- a) EDQ DA: pddevelopmentassessment@dsmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsmip.qld.gov.au.

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

² 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.

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
General		
RAL 1.	<p>Certification of Operational Works</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>
RAL 2.	<p>Maintain the Approved Development</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
RAL 3.	<p>Street Naming</p> <p>Submit to EDQ DA a schedule of street names approved by Council.</p>	Prior to survey plan endorsement
Construction		
RAL 4.	<p>Hours of Work - Construction</p> <p>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.</p>	During construction unless otherwise endorsed
RAL 5.	<p>Out of Hours – Compliance Assessment</p> <p>a) Where works are proposed outside of the normal construction hours specified in Condition 4 Hours of Work - Construction Hours of this PDA Development Approval, submit to EDQ DA, for compliance assessment an application for out of hours works. Applications must be in writing on the EDQ 'Application for out of hours approval' form and must be accompanied by the following information:</p> <ul style="list-style-type: none"> i. reason for the request; ii. site plan(s); iii. reasons that the proposed works can not reasonably or safely be undertaken within the normal construction hours; iv. potential adverse impacts and proposed mitigation strategies / measures; v. a community engagement strategy; and vi. all permits relating to other authorities (Council, DTMR or Queensland Police Service) for the proposed works. <p>b) Undertake all out of hours works in accordance with the endorsement obtained under part a) of this condition.</p>	<p>a) No less than 10 business days prior to the proposed works</p> <p>b) As indicated</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
RAL 6.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS 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:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the <i>Environmental Protection Act 1994</i> (EP Act); 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via compliance assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
RAL 7.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS 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:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
RAL 8.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS 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"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and 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. <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>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
RAL 9.	<p>Public Infrastructure (Damage, Repairs and Relocation)</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>
Earthworks and retaining walls		
RAL 10.	<p>Filling and Excavation</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) The Functional Layout Earthworks Plan drawing number 21-121-FL02 Revision A (dated May 2022), <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<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 IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
RAL 11.	<p>Acid sulfate soils (ASS)</p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to or during earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
RAL 12.	<p>Retaining walls/slope stability – Compliance Assessment</p> <p>a) Submit to EDQ IS, for compliance assessment, detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height and slope stability analysis for all batter slopes.</p> <ul style="list-style-type: none"> i) Retaining walls must be certified to achieve a minimum 50 year design life; ii) Retaining walls must be designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) Retaining walls must be located and designed generally in accordance with the approved Functional Layout Earthworks Plan drawing number 21-121-FL02 Revision A (dated May 2022), iv) Retaining wall and batter slope concept designs based upon Dynamic Cone Penetration test strength correlations are verified via soil/rock laboratory strength testing and/or Standard Penetration Test or Cone Penetration Test (CPT) as determined by RPEQ. v) Slope stability analysis for walls and batter slopes includes sensitivity analysis on higher 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<p>groundwater levels and vehicle loading at the crest by light vehicles and maintenance vehicles.</p> <ul style="list-style-type: none"> vi) Retaining wall designs provide pile diameters, capacity, spacing, depth and embedment/socket condition criteria. vii) Provide details of subsoil drainage, outlets and flushing/rodding points. viii) Confirm requirement for fencing and/or bollards to prevent pedestrian or vehicle access. ix) Confirm any limitations for landscaping on retaining wall tiers. x) Confirm maintenance assess arrangements and safety and the party responsible for ownership/maintenance of assets; and xi) Confirm the party responsible for ownership and maintenance of the retaining wall. <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 IS 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>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
Roadworks, urban servicing and stormwater management		
RAL 13.	<p>Roadworks – Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, for compliance assessment, detailed engineering plans, certified by a RPEQ, for the Meander Street extension, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) relevant Council standards; iii) Street Design Manual: Walkable Neighbourhoods, prepared by the Queensland Government and Institute of Public Works Engineering Australasia, August 2020; i) the Functional Layout Road Works Plan drawing number 21-121-FL03 Revision A (dated May 2022 as amended in red 23/02/2023), i) the certified road works plan to: <ul style="list-style-type: none"> a) Verify the design and posted speed limit for each section of Meander Street, to ensure that a high level of vehicle and pedestrian safety is achieved, whilst ensuring the efficient movement of vehicles within the Village Heart. b) safe sight distances for vehicles and pedestrians are achieved for an appropriate design speed along the road, including at 	<ul style="list-style-type: none"> a) Prior to commencing roadworks

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<p>the wombat crossing, shared zone, and kerb ramps.</p> <p>c) provide verge treatments in accordance with the Carseldine Urban Village Stage V – Village Heart Verge Treatments Plan Ref: 128180 – 149, Revision D (dated 18 November 2022 as amended in red),</p> <p>b) Construct roadworks generally in accordance with the certified plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <p>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans approved under part a) of this condition; and</p> <p>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</p> <p>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.</p> <p><i>Note – Subsequent development applications will require ultimate verge treatments to be delivered. This includes pedestrian connectivity on both sides of Meander Street for the full length of the street, through a combination of footpaths and suitable paved surface treatments integrated with street trees and landscaping.</i></p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
RAL 14.	<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. The design of the street lighting system must:</p> <p>i) meet the relevant standards of Energex</p> <p>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</p> <p>iii) be endorsed by Council as the Energex 'billable customer'; and</p> <p>iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.</p> <p>b) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Energex.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
RAL 15.	<p>Water Reticulation</p> <p>a) Submit to EDQ IS 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>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<p>I. <i>PDA Guideline No. 13 Engineering standards</i>; and</p> <p>II. the approved Functional Layout Water Plan drawing number 21-121-FL06 Revision A (dated May 2022),</p> <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘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:</p> <p>i) Brisbane City Council current adopted standards; and</p> <p>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
RAL 16.	<p>Sewer Reticulation</p> <p>a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <p>I. <i>PDA Guideline No. 13 Engineering standards</i>; and</p> <p>II. the approved Functional Layout Sewer Plan drawing number 21-121-FL05 Revision A (dated May 2022),</p> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by a RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <p>i) Brisbane City Council current adopted standards; and</p> <p>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</p>	<p>a) Prior the commencing sewer reticulation work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
RAL 17.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and</p> <p>ii) Updated Stormwater Management Plan, prepared by DesignFlow, dated 10/10/2019 and Technical Memorandum – Stormwater management to support Stage V development prepared by DesignFlow, dated 27/06/2022.</p>	<p>a) Prior to commencing stormwater work</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
RAL 18.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ol style="list-style-type: none"> I. <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> II. <i>Functional Layout Stormwater plan 21-121-FL04 Revision A, prepared by KN Group, dated 24/06/2022</i> III. Updated Stormwater Management Plan, prepared by DesignFlow, dated 10/10/2019 and Technical Memorandum – Stormwater management to support Stage V development prepared by DesignFlow, dated 27/06/2022. <p>The engineering drawings are to include the following</p> <ol style="list-style-type: none"> i) drainage details for the Passive Irrigation Street Trees, shown conceptually on plan "Street Tree Irrigation Treatment", with "potential passive irrigation" locations indicated on plan "Site Master Plan", plans prepared by Saunders Havill Group, dated November 2022. This is to include drainage infrastructure design and materials; kerb connections and inlet screens and footpath crossing details (where relevant) and confirm final locations integrated with the stormwater system. ii) certification that the detailed design of the Stage V 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>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
RAL 19.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
RAL 20.	<p>Future-Ready Fibre – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment technical reporting and plans, prepared by a suitably qualified professional, for the delivery of Future-Ready Fibre conduits within Meander Street. Submission is to include the following:</p> <ul style="list-style-type: none"> i) Design is to provide additional suitably designed conduits to facilitate future provision of digital communication connectivity (public or private network), avoiding the need for verge disturbance for trenching. ii) Evidence of acceptance of the relevant authorities and utilities on the design and ownership arrangements is required. <p>b) Install infrastructure as endorsed under Part a)</p>	<p>a) Prior to commencement of road and utility works</p> <p>b) Prior to survey plan endorsement</p>
RAL 21.	<p>Smart Poles – Compliance Assessment</p> <p>a) Submit to EDQ IS for compliance assessment technical reporting and plans prepared by a suitably qualified professional, for the delivery of at least one Brisbane Smart Pole within Meander Street, for the facilitation of smart city outcomes. Provision of enabling infrastructure to support the future delivery of a smart pole will be accepted, in lieu of full provision of an operational asset, should the relevant authority or utility not accept delivery of the smart pole on grounds deemed acceptable to EDQ IS (e.g., technical, contractual or asset management)</p> <p>Submission is to include the following:</p> <ul style="list-style-type: none"> i) Provide both an Interim and Ultimate verge development case, with integration of the Smart Pole within the streetscape design and utility servicing. ii) Consideration of requirements for broadband connections, electrical servicing, foundation requirements and suitable safe/practical integration into the streetscape for both Interim and Ultimate. iii) Evidence of liaison with the relevant authorities and utilities on the design is required. <p>b) Install infrastructure as endorsed under Part a)</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
RAL 22.	<p>Telecommunications</p> <p>a) Submit to EDQ IS 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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
RAL 23.	<p>Broadband</p> <p>a) Submit to EDQ IS 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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
RAL 24.	<p>Contributed Asset(s) – Non-Standard</p> <p>Where Contributed Assets are to be delivered to a standard other than the relevant Council standard submit to the EDQ IS, 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>
Landscape and environment		
RAL 25.	<p>Streetscape works (interim and ultimate) – Compliance Assessment</p> <p>Interim and part ultimate works (to be delivered by EDQ)</p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed design of the interim and part ultimate streetscape works delivered as part of the Stage V subdivision works (as indicated on approved plan 128180-149, rev C dated 26 July 2022 as amended in red). The Streetscape works drawings are to be certified by an AILA, and include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council.</p> <p>The interim and part ultimate streetscape works must be designed generally in accordance with the following approved plans/ documents:</p> <p>i) Carseldine Village (Stage V) Landscape Concept Plan November 2022 Ref 10448 Issue H (as amended in red);</p>	<p>a) Prior to commencing streetscape work</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<p>ii) Carseldine Urban Village, Stage V – Village Heart Verge Treatments, no,12810-149, Rev C dated 26 July 2022 (as amended in red)</p> <p>iii) Carseldine Urban Village Stage V – Village Heart Verge Treatments Plan Ref: 128180 – 149, Revision D (dated 18 November 2022 as amended in red); and</p> <p>iv) Functional Layout Road Works Plan drawing number 21-121-FL03 Revision A (dated May 2022 as amended in red).</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. street trees and plants generally in accordance with Council’s adopted planting schedules and guidelines. Street tree species shall be clean-stemmed and selected from Council’s relevant schedules 5. street tree shade analysis to demonstrate proposed street trees for the verge treatments to be delivered with the Stage V subdivision works will achieve a minimum of 30% shade coverage of the Meander Street verges within 5 years of planting. This arrangement must align with the indicative Ultimate Works layout submitted under Part e); 6. passive irrigation for nominated street trees coordinated with stormwater design submitted under Condition 19. <p>b) Construct streetscape works generally in accordance with the streetscape plans and documents endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p> <p>d) Maintain the streetscape works for a minimum of two years prior to applying for works to be accepted off-maintenance.</p> <p>e) Ultimate Works</p> <p>Submit to EDQ DA, for Compliance Assessment, concept streetscape works, and supporting documents, to demonstrate the indicative Ultimate Verge Development Case treatments, that provide either built form treatments (e.g., awnings) or</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> <p>d) As specified</p> <p>e) Prior to commencing streetscape works</p>

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	<p>supplemental planting, that can include street tree planting, passive irrigation, and soil volume to achieve:</p> <ul style="list-style-type: none"> i) 40% shade coverage of all Meander Street verges within 5 years of completion. ii) best practice TWCM/WSUD, Urban Heat Island Mitigation; and iii) high-quality surface treatments and embellishments. <p>These drawings are to also include an overlay of the street tree plantings documented under part a) of this condition, demonstrating alignment between the Interim and Ultimate arrangement.</p> <p><i>Note – Subsequent development applications are to deliver Ultimate Verge Treatment, this can include supplemental street tree planting, passive irrigation and soil volume or built form outcomes to achieve 40% shade cover of pedestrian paths on Meander Street, within 5 years of planting, and achieve best practice TWCM/WSUD, Urban Heat Island Mitigation and high-quality surface treatments and embellishments.</i></p>	
RAL 26.	<p>Fauna Flora Management Plan: Stage V</p> <ul style="list-style-type: none"> a) Carry out the Stage V vegetation clearing and rehabilitation works specified in the approved <i>Fauna Flora Management Plan for Stage V of Carseldine Village Renewal Masterplan</i> prepared by 28°S Environmental, dated 9 August 2022 b) Submit to EDQ Development Assessment, 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. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement b) Within one month of completion of the rehabilitation works
RAL 27.	<p>Bushfire management</p> <ul style="list-style-type: none"> a) Submit a revised Bushfire Management Plan that specifies a minimum separation distance between development and adjacent bushfire hazard for Stage 4 is 13.8m. b) Carry out bushfire management works as recommended in section(s) of the revised Addendum to the Bushfire Assessment for Carseldine Village by LEC Land and Environment Consultants dated, 19 September 2022 as submitted under part (a) of this condition c) Submit to EDQ DA verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents. 	<ul style="list-style-type: none"> a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
Surveying, land transfers and easements		
RAL 28.	<p>Covenant by Registration – Lots V001 and 9001</p> <p>Provide a <i>Land Title Act 1994</i> section 97A(3)(c)(i) covenant by registration over proposed Lot V001 and Lot 9001, to ensure that these lots may not be transferred to separate persons or entities at any time (i.e., both lots are to have the same owner at any one time and can only be transferred to a different person or entity as a package). This is to avoid the perception of any future development rights for Lot 9001 (intended for a future public plaza) independent to Lot V001.</p>	At registration of survey plan
RAL 29.	<p>Easements Over Infrastructure</p> <p>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.</p> <p>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.</p>	At registration of survey plan
RAL 30.	<p>Easements Over Drainage Infrastructure and Overland Flow Paths</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.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the Council.</p>	Prior to survey plan endorsement
RAL 31.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the DCOP

ADVICE

Development is not to cause any worsening to the future busway corridor except that specified in *Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment Report* prepared by Design Flow dated 11/10/2019 and the subsequent addendum – *Carseldine Urban Village – addendum to Carseldine Urban Village – Pedestrian Bridge Hydraulic and Flood Impact Assessment Report* prepared by Design Flow dated 19/12/2019.

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 ****