

Our ref: DEV2012/403/97

Department of
State Development and Infrastructure

12 January 2024

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

Email address: louisa.sloan@rpsgroup.com.au

Dear Ms Sloan

Section 99 Approval - application to change PDA development approval

Reconfiguring a lot (1,478 Residential Lots, 1 Commercial Lot, 1 Medium Density Lot, 1 Community Facility Lot, 1 Potential Child Care Lot, 1 Manufactured Home Estate Lot, 7 Balance Lots, Open Space and New Roads) with a Plan of Development at New Beith Road and Flagstonian Drive, Flagstone described as Lot 910 SP331192, Lot 911 SP332136, Lot 2 SP331192 and Lot 908 SP316978 (formerly described as Lot 2 on SP303089, Lot 4 on RP45728, Lot 908 on SP303162, Lot 910 on RP857850 and Lot 911 on SP303089) and part New Beith Road Reserve and part of Unnamed Road Reserve

On 12 January 2024 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 Miss Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at Nicole.Tobias@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	New Beith Road and Flagstonian Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 910	SP331192
	Lot 911	SP332136
	Lot 2	SP331192
	Lot 908	SP316978
PDA development application details		
DEV reference number	DEV2012/403/97	
'Properly made' date	8 August 2023	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Reconfiguring a lot (1,478 Residential Lots, 1 Commercial Lot, 1 Medium Density Lot, 1 Community Facility Lot, 1 Potential Child Care Lot, 1 Manufactured Home Estate Lot, 7 Balance Lots, Open Space and New Roads) with a Plan of Development	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Stage 4 Lot layout changes to incorporate additional developable footprint (0.579ha) provided as a result of reduced batter extent to New Beith Road and associated reduction in required road reserve; • Stage 4 lot remix based on market demand and upcoming NCC changes. This includes an overall increase in yield by 58 lots/34 dwellings; • Entry signage lease area incorporated north of the Flagstonian / Road 2 intersection in Stage 4; • Incorporation of sub-staging for road adjoining MHE site (3Fi and 3Fii); • Amendments to POD controls:	

	○ Revert Lot 2237 driveway back to previous approval (DEV2012/403/72 – Feb 2023); ○ Provision of Advertising Devices as 'Exempt Development', where temporary in nature and associated with Display Village; ○ Amendment to acoustic notations to reflect revised lot references/Stage 4 layout, additional acoustic requirements required in Stage 3 and removal of redundant notations in Stage 5 (as per approved Acoustic Report). • Amendment to Condition 35(a) to improve compliance assessment process (Acoustic Treatment – Noise Barrier); • Amendment to Condition 35(a) to improve compliance assessment process (Acoustic Treatment – Noise Barrier) for stage 4; • Updated Bushfire Management Plan prepared for Stages 5G, 5H & 5M; • An updated Acoustic report has been provided in order to include an additional condition (35A) for acoustic purposes for Stages 3G, 3Fi, 3H, 5Ai, 5Aii, 5Bi, 5Bii, 5C, 5D, 5Ei, 5Eii, 5Eiii, 5F, 5G, 5H, 5Ki, 5Kii, 5L, 5M, 5Qii, 5R and 5S.
Original Decision date	19 August 2019
1 st Change to approval date	25 November 2019
2 nd Change to approval date	22 May 2020
3 rd Change to approval date	10 December 2020
4 th Change to approval date	17 June 2021
5 th Change to approval date	18 January 2022
6 th Change to approval date	9 May 2022
7 th Change to approval date	4 July 2022
8 th Change to approval date	23 November 2022
9 th Change to approval date	13 February 2023
10 th Change to approval date	28 April 2023
11 th Change to approval date	12 January 2024
Currency period	10 years from Original Decision Date

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Plan of subdivision, Stages 2-5, Overall Allotment Layout prepared by RPS	110056 – 374 Rev AI	08/08/2023
2.	Plan of Subdivision, Stages 2 – 5, Overall Allotment Layout – Sub-staging prepared by RPS	110056 – 481 Rev AI	08/08/2023
3.	Plan of Subdivision, Stage 2 Overall, Allotment Layout prepared by RPS	110056 – 375 Rev AI	08/08/2023

4.	Plan of Subdivision, Stage 2D – 2G, Allotment Layout prepared by RPS	110056 – 376 Rev AI	08/08/2023
5.	Plan of Subdivision, Stage 2H – 2J, Allotment Layout prepared by RPS	110056 – 377 Rev AI	08/08/2023
6.	Plan of Development, Stage 2 Overall, Residential Allotments prepared by RPS	110056 – 378 Rev AI	08/08/2023
7.	Plan of Development, Stage 2D – 2G, Residential Allotments prepared by RPS	110056 – 379 Rev AI	08/08/2023
8.	Plan of Development, Stage 2H – 2J, Residential Allotments prepared by RPS	110056 – 380 Rev AI	08/08/2023
9.	Plan of Development, Stage 2 Overall, Parking Management Plan prepared by RPS	110056 – 381 Rev AI	08/08/2023
10.	Plan of Subdivision, Stage 3 Overall, Allotment Layout prepared by RPS	110056 – 382 Rev AI	08/08/2023
11.	Plan of Subdivision, Stage 3A – 3D & 3L, Allotment Layout prepared by RPS	110056 – 383 Rev AI	08/08/2023
12.	Plan of Subdivision, Stage 3E, Allotment Layout prepared by RPS	110056 – 384 Rev AI	08/08/2023
13.	Plan of Subdivision, Stage 3F – 3J, Allotment Layout prepared by RPS	110056 – 385 Rev AI	08/08/2023
14.	Plan of Development, Stage 3 Overall, Residential Allotments prepared by RPS	110056 – 386 Rev AI	08/08/2023
15.	Plan of Development, Stage 3A – 3D, Residential Allotments prepared by RPS	110056 – 387 Rev AI	08/08/2023
16.	Plan of Development, Stage 3F – 3H, Residential Allotments prepared by RPS	110056 – 389 Rev AI	08/08/2023
17.	Plan of Development, Stage 3 Overall, Parking Management Plan prepared by RPS	110056 – 390 Rev AI	08/08/2023
18.	Plan of Subdivision, Stage 4 Overall, Allotment Layout prepared by RPS	110056 – 391 Rev AI	08/08/2023
19.	Plan of Subdivision, Stage 4 Overall, Statistics prepared by RPS	110056 – 392 Rev AI	08/08/2023
20.	Plan of Subdivision, Stage 4A, B, C & E, Allotment Layout prepared by RPS	110056 – 393 Rev AI	08/08/2023
21.	Plan of Subdivision, Stage 4F - H & M, Allotment Layout prepared by RPS	110056 – 394 Rev AI	08/08/2023
22.	Plan of Subdivision Stage 4D & I Allotment Layout prepared by RPS	110056 – 395 Rev AI	08/08/2023
23.	Plan of Subdivision Stage 4J, K, L, N, O & Q Allotment Layout prepared by RPS	110056 – 396 Rev AI	08/08/2023
24.	Plan of Development Stage 4 Overall Residential Allotments prepared by RPS	110056 – 397 Rev AI	08/08/2023
25.	Plan of Development Stage 4A, B & C Residential Allotments prepared by RPS	110056 – 398 Rev AI	08/08/2023
26.	Plan of Development Stage 4F – H Residential Allotments prepared by RPS	110056 – 399 Rev AI	08/08/2023

27.	Plan of Development Stage 4D & I Residential Allotments prepared by RPS	110056 – 400 Rev AI	08/08/2023
28.	Plan of Development Stage 4J, K & L Residential Allotments prepared by RPS	110056 – 401 Rev AI	08/08/2023
29.	Plan of Subdivision Stage 4 Overall Parking Management Plan prepared by RPS	110056 – 402 Rev AI	08/08/2023
30.	Plan of Subdivision Stage 5 Overall Allotment Layout prepared by RPS	110056 – 403 Rev AI	08/08/2023
31.	Plan of Subdivision Stage 5 Overall Statistics prepared by RPS	110056 – 404 Rev AI	08/08/2023
32.	Plan of Subdivision Stage 5D, Ei, Eii, Eiii, Eiv, H, L & M Allotment Layout prepared by RPS	110056 – 405 Rev AI	08/08/2023
33.	Plan of Subdivision Stage 5F, G, Qi, Qii & Qiii Allotment Layout prepared by RPS	110056 – 406 Rev AI	08/08/2023
34.	Plan of Subdivision Stage 5Bi, C, R, S & T Allotment Layout prepared by RPS	110056 – 407 Rev AI	08/08/2023
35.	Plan of Subdivision Stage 5Ii, Iii, Iiii, Ji, Jii, K, N, O & P Allotment Layout prepared by RPS	110056 – 408 Rev AI	08/08/2023
36.	Plan of Subdivision Stage 5Ai, Aii & Bii Allotment Layout prepared by RPS	110056 – 409 Rev AI	08/08/2023
37.	Plan of Development Stage 5 Overall Residential Allotments prepared by RPS	110056 – 410 Rev AI	08/08/2023
38.	Plan of Development Stage 5D, Ei, Eii, Eiii, H, L & M Residential Allotments prepared by RPS	110056 – 411 Rev AI	08/08/2023
39.	Plan of Development Stage 5F, G, Qi, & Qii Residential Allotments prepared by RPS	110056 – 412 Rev AI	08/08/2023
40.	Plan of Development Stage 5Bi, C, R, S & T Residential Allotments prepared by RPS	110056 – 413 Rev AI	08/08/2023
41.	Plan of Development Stage 5Ii, Iii, Ji, Jii, K, N, O & P Residential Allotments prepared by RPS	110056 – 414 Rev AI	08/08/2023
42.	Plan of Development Stage 5Ai, Aii & Bii Residential Allotments prepared by RPS	110056 – 415 Rev AI	08/08/2023
43.	Plan of Development Stage 5 Overall Parking Management Plan prepared by RPS	110056 – 416 Rev AI	08/08/2023
44.	Transport Noise Intrusion Assessment, Stages 3G, 3Fi, 3H, 5Ai, 5Aii, 5Bi, 5Bii, 5C, 5D, 5Ei, 5Eii, 5Eiii, 5F, 5G, 5H, 5Ki, 5Kii, 5L, 5M, 5Qii, 5R, 5S prepared by SLR	620.v10512.02000 Revision 2	18/12/2023
45.	Bushfire Management Plan (BMP) Stage 5 Flagstone (Part) Lot 911 on SP335852 prepared by Queensland Bushfire Planning	V1	July 2023

Plans and documents previously approved on 23 November 2020		Number	Date
46.	Vegetation Management Plan Stages 2-5 (Phase 2)	8047 E01 BAL Stage 2 VMP H	4/10/2022
		8047 E 02 BAL Stage 2 VMP H -- Vegetation Clearing Notes	4/10/2022
		8047 E 03 BAL Stage 2 VMP H – Details Sheet Key Plan	4/10/2022
		8047 E 04-78 BAL Stage 2 VMP H -- Detail Sheets	4/10/2022
		8047 E 78 BAL Stage 2 VMP H -- Clearing Direction	4/10/2022
		Appendix A -- Stage 2- 5 Tree Schedule (Master Schedule)	5/10/2022
Plans and documents previously approved on 4 July 2022		Number	Date
47.	General Notes prepared by Peak Urban	701 Rev 2	13/05/2022
48.	Overall Bulk Earthworks Layout Plan prepared by Peak Urban – Stage 5	702 Rev 2	13/05/2022
49.	Bulk Earthworks Layout Plan Sheet 1 prepared by Peak Urban – Stage 5	703 Rev 2	13/05/2022
50.	Bulk Earthworks Layout Plan Sheet 2 prepared by Peak Urban – Stage 5	704 Rev 2	13/05/2022
51.	Bulk Earthworks Layout Plan Sheet 3 prepared by Peak Urban – Stage 5	705 Rev 3	25/05/2022
52.	Bulk Earthworks Layout Plan Sheet 4 prepared by Peak Urban – Stage 5	706 Rev 2	13/05/2022
53.	Bulk Earthworks Layout Plan Sheet 5 prepared by Peak Urban – Stage 5	707 Rev 3	25/05/2022
54.	Bulk Earthworks Layout Plan Sheet 1 prepared by Peak Urban – Stage 5	708 Rev 2	13/05/2022
55.	Bulk Earthworks Layout Plan Sheet 2 prepared by Peak Urban – Stage 5	709 Rev 2	13/05/2022
Plans and documents previously approved on 9 May 2022		Number	Date
56.	Flagstone Stages 2-5 Plan of Development – Precinct 1 Landscape Master Plan & Materiality, prepared by Urbis	Rev O	12.04.22
57.	ROL Application Flagstone Stage 5 Concept Water Sizing Layout, prepared by Peakurban	P300, Rev 1	12.04.22
58.	Fire Trail Upgrade Cover Plan, prepared by Peakurban	1000, Rev 1	27.01.22

59.	Fire Trail Upgrade Overall Layout Plan, prepared by Peakurban	1001, Rev 1	27.01.22
60.	Fire Trail Upgrade Layout Sheet 1 of 8, prepared by Peakurban	1002, Rev 1	27.01.22
61.	Fire Trail Upgrade Layout Sheet 2 of 8, prepared by Peakurban	1003, Rev 1	27.01.22
62.	Fire Trail Upgrade Layout Sheet 3 of 8, prepared by Peakurban	1004, Rev 1	27.01.22
63.	Fire Trail Upgrade Layout Sheet 4 of 8, prepared by Peakurban	1005, Rev 1	27.01.22
64.	Fire Trail Upgrade Layout Sheet 5 of 8, prepared by Peakurban	1006, Rev 1	27.01.22
65.	Fire Trail Upgrade Layout Sheet 6 of 8, prepared by Peakurban	1007, Rev 1	27.01.22
66.	Fire Trail Upgrade Layout Sheet 7 of 8, prepared by Peakurban	1008, Rev 1	27.01.22
67.	Fire Trail Upgrade Layout Sheet 8 of 8, prepared by Peakurban	1009, Rev 1	27.01.22
68.	Fire Trail Upgrade Longitudinal Section Sheet 1 of 3, prepared by Peakurban	1010, Rev 1	27.01.22
69.	Fire Trail Upgrade Longitudinal Section Sheet 2 of 3, prepared by Peakurban	1011, Rev 1	27.01.22
70.	Fire Trail Upgrade Longitudinal Section Sheet 3 of 3, prepared by Peakurban	1012, Rev 1	27.01.22
Plans and documents previously approved on 10 December 2020		Number	Date
71.	Flagstone City-Stage 2D & Stage 5I: Change Application – Further Issues Response (Traffic)” prepared by Bitzios Consulting	P2300.001L	20 November 2020
Plans and documents previously approved on 22 May 2020		Number	Date
72.	Flagstone City – Stages 2-5 Traffic Planning Assessment prepared by Bitzios	Project Number P2300, Version 007	16/03/2020
Plans and documents previously approved on 25 November 2019		Number	Date
73.	Flagstone City ROL Application – Stages 2-5 Stage 2 Earthworks Layout Plan prepared by Meinhardt	S2-100 Rev D	26/09/19
74.	Flagstone City ROL Application – Stages 2-5 Stage 2 Earthworks Cut Fill Layout Plan prepared by Meinhardt	S2-110 Rev D	26/09/19
75.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S3-100 Rev C	26/09/19

76.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S3-101 Rev C	26/09/19
77.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S3-110 Rev C	26/09/19
78.	Flagstone City ROL Application – Stages 2-5 Stage 3 Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S3-111 Rev C	26/09/19
79.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S4-100 Rev C	26/09/19
80.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S4-101 Rev C	26/09/19
81.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S4-110 Rev C	26/09/19
82.	Flagstone City ROL Application – Stages 2-5 Stage 4 Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by Meinhardt	S4-111 Rev C	26/09/19
83.	Flagstone City ROL Application – Stages 2-5 Stage 5 Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt	S5-100 Rev D	26/09/19
84.	Revised Stormwater Management Tech Memo prepared by Meinhardt		19/09/2019
85.	Flagstone City – ROL Application – Stages 2-5 Stage 2 Road Hierarchy Layout Plan	S2-011, Rev D	11/07/19
86.	Flagstone City – ROL Application – Stages 2-5 Stage 3 Road Hierarchy Layout Plan Sheet 1 of 2	S3-011, Rev C	28/11/18

87.	Flagstone City – ROL Application – Stages 2-5 Stage 3 Road Hierarchy Layout Plan Sheet 2 of 2	S3-012, Rev C	28/11/18
88.	Flagstone City – ROL Application – Stages 2-5 Stage 4 Road Hierarchy Layout Plan Sheet 1 of 2	S4-011, Rev C	28/11/18
89.	Flagstone City – ROL Application – Stages 2-5 Stage 4 Road Hierarchy Layout Plan Sheet 2 of 2	S4-012, Rev C	28/11/18
90.	Flagstone City – ROL Application – Stages 2-5 Stage 5 Road Hierarchy Layout Plan Sheet 1 of 2	S5-011, Rev D	11/07/19
91.	Flagstone City – ROL Application – Stages 2-5 Stage 5 Road Hierarchy Layout Plan Sheet 2 of 2	S5-012, Rev D	11/07/19
92.	Bushfire Hazard Assessment and Management Plan Flagstone City Stages 2-5	18/-018, Rev. D	14/08/19
93.	Fauna Management Plan Flagstone Stages 2-5 Balance Area	8047, Issue E	9 August 2019
Plans and documents previously approved on 19 August 2019 – Original Approval		Number	Date
94.	Flagstone City Stormwater Management Report Stage 2-5 Prepared by Cardno	Version 2 7217/43/R8V2	14 August 2012
95.	Flagstone City – ROL Application – Stages 2-5 Stage 2 Typical Road Sections	S2-010, Rev B	28/11/18
Supporting Plans and Documents			
To remove any doubt, the following documents are not approved for the purposes of this PDA development approval, but rather are supporting documents.			
Supporting plans, reports and specifications		Number	Date
Endorsed Context Plan			
96.	Flagstone Context Area One Context Plan	110056-112i	July 2015 (endorsed 8 Dec 2015)
Endorsed Infrastructure Master Plans			
97.	Endorsed Earthworks Infrastructure Master Plan Version 1.3		July 2018 (endorsed 03 Jul 2010)
98.	Endorsed Energy and Communications Infrastructure Master Plan Version 1.2		January 2014 (endorsed 29 Jan 2014)
99.	Endorsed Stormwater Infrastructure Master Plan Version 1.4		July 2018 (endorsed 2 Jul 2019)

100.	Endorsed Water Supply and Sewer Networks Infrastructure Master Plan Version 1.2		February 2014 (endorsed 10 Mar 2014)
101.	Endorsed Community Greenspace Infrastructure Master Plan Version 4.0		August 2018 (endorsed 21 June 2019)
102.	Endorsed Community Facilities Infrastructure Master Plan Version 1.2		February 2014 (endorsed 11 Mar 2014 and as amended in red dated 10 Mar 2014)
103.	Endorsed Movement Network Infrastructure Master Plan Version 2.0 Subject to review		June 2015 (endorsed 06 July 2015)
Endorsed Overarching Site Strategies			
104.	Endorsed Natural Environment Overarching Site Strategy Version 1.3		August 2015 (endorsed 22 December 2015 and as amended in red dated 22 Dev 2015)
105.	Endorsed Total Water Cycle Management Overarching Site Strategy Version 1.2		March 2014 (endorsed 14 Mar 2014 and as amended in red dated 14 Mar 2014)
106.	Endorsed Ecological Sustainability and Innovation Overarching Site Strategy Version 1.2		February 2014 (endorsed 07 Mar 2014 and as amended in red dated 04 Mar 2014)
107.	Endorsed Community Development Overarching Site Strategy Version 1.2		February 2014 (endorsed 12 Mar 2014)
108.	Endorsed Housing Diversity and Affordability Overarching Site Strategy Version 1.3		January 2014 (endorsed 29 Jan 2014)
109.	Endorsed Employment and Economic Development Overarching Site Strategy Version 1.3		March 2014 (endorsed 12 Mar 2014)

Preamble, abbreviations, and definitions

PREAMBLE

Nil.

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).

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

DSDI means the Department of State Development and Infrastructure.

DSRIA means the Developer Sub-regional Infrastructure Agreement (PEET Flagstone City) in effect on 24 May 2019.

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.

EP Act means the *Environmental Protection Act 1994*.

ICID means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (PEET Flagstone City) in effect on 24 May 2019.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

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 IS, use the following email addresses:

- a) EDQ DA: pddevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.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		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents. Advice Note: <i>Vegetation clearing is to be carried out in accordance with the approved vegetation clearing management plan.</i>	Prior to survey plan endorsement for each sub-stage
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 DSDI a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment DSDI	As indicated
5.	Bin Pad Disclosure A Bin Pad location is to be shown on the Disclosure Plan of a lot where the lot shares a frontage to a bin pad as shown on the approved plan of development.	As indicated
6.	Neighbourhood Centre (Lot 50019) and Community Facility (Lot 50025) Access The North/South road adjoining the Neighbourhood Centre (Lot 50019) and the East/West road adjoining both the Neighbourhood Centre (Lot 50019) and the Community Facility (Lot 50025) in Stage 4P must be delivered prior to the survey plan endorsement of Stage 4P.	As indicated
7.	Temporary Access – Lot 50021 and Temporary Turnaround – Flagstonian Drive Road Reserve a) Construct a temporary vehicular access driveway to Lot 50021 and temporary vehicular turn around within the Flagstonian Drive road reserve north of the intersection with Road 1 in accordance with the approved letter report Flagstone City-Stage 2D & Stage 5I: Change Application – Further Issues Response (Traffic) dated 20 November 2020 prepared by Bitzios Consulting.	a) Prior to the commencement of use of on Lot 50021

	b) The use of the temporary access into Lot 50021 from Flagstonian Drive as indicated in the approved letter report Flagstone City-Stage 2D & Stage 5I: Change Application – Further Issues Response (Traffic) dated 20 November 2020 prepared by Bitzios Consulting is to cease on or prior to 31 December 2023. c) Submit to EDQ Development Assessment, DSDI, a remediation plan for the removal of the temporary access into Lot 50021 from the North/South Collector Road (Flagstonian Drive) and the identification of works required to reinstate the streetscape and indented bus stop. d) Submit to EDQ Development Assessment, DSDI, confirmation that the access has been removed and remediation works in the streetscape, including bus stop, have been undertaken in accordance with part c) of this condition.	b) As indicated c) By 30 November 2023 d) Within 30 days of the cessation of the temporary access.
Engineering		
8.	Construction Management Plan a) Submit to EDQ Development Assessment DSDI a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. iv. where undertaking the construction of New Beith Road per Condition 17, access through any construction compound for emergency vehicles at all times. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
9.	Traffic Management Plan a) Submit to EDQ Development Assessment DSDI a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work;	a) Prior to commencement of site works for each sub-stage

	iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
10.	Retaining Walls a) Submit to EDQ Development Assessment, DSDI detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance in accordance with the approved plans and <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDI b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 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.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
11.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDI detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the relevant approved plans. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under condition 34; 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. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

	c) Submit to EDQ Development Assessment, DSDI 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.	c) Prior to survey plan endorsement for the relevant sub-stage
12.	Roads – Internal a) Submit to EDQ Development Assessment, DSDI engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, pedestrian footpaths and shared paths on the neighbourhood connector in stages 2 and 3, generally in accordance with the relevant approved plans/documents. Streets adjoining school sites shall be designed generally in accordance with TMR: <i>Planning for safe schools Technical Guide V4a</i> Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI '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.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
13.	Compliance Assessment – Road 1 and Flagstonian Drive / Road 1 Intersection a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional road and intersection layouts certified by a RPEQ for Road 1 up to and including the proposed roundabout and the Flagstonian Drive/ Road 1 intersection in accordance with the approved letter report Flagstone City-Stage 2D & Stage 5I: Change Application – Further Issues Response (Traffic) dated 20 November 2020 prepared by Bitzios Consulting. b) Submit to EDQ Development Assessment, DSDI detailed engineering plans certified by a RPEQ for all intersections along Flagstonian Drive and Road 1 generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI '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	a) Prior to commencement of site works for the relevant sub-stage b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage

14.	Compliance Assessment - Flagstonian Drive and Road 2 Intersections a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional intersection layouts certified by a RPEQ for all intersections along Flagstonian Drive and Road 2. b) Submit to EDQ Development Assessment, DSDI detailed engineering plans certified by a RPEQ for all intersections along Flagstonian Drive and Road 2 generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI '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.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
15.	Compliance Assessment - Flagstonian Drive and Road 2 a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional layouts certified by a RPEQ for Flagstonian Drive and Road 2. Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Submit to EDQ Development Assessment, DSDI detailed engineering plans certified by a RPEQ for Flagstonian Drive and Road 2 generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI '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.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
15A	Road - Internal - Extension of Flagstonian Drive (Sub-stage 5liii) Construct Sub-stage 5liii (extension of Flagstonian Drive) concurrently with Stage 5li.	As indicated

16.	New Beith Road – Temporary All Weather Emergency Access a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the provision of an all-weather access upgrade of New Beith Road that can support a 16 tonne fire appliance vehicle and including temporary or permanent culverts located generally in accordance with the approved Fire Trail Upgrade Plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement of the 400th lot c) Prior to survey plan endorsement of the 400th lot
17.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed interim and ultimate functional road layout plans certified by a RPEQ for the upgrade of New Beith Road between the development boundary and the northern PDA boundary. The interim 2 lane road layout on the ultimate alignment shall generally include the following: • 7.0m chip sealed carriageway with 1.0m gravel shoulders • Final earthworks cut/embankment road formation; • Horizontal and vertical geometry to reflect the ultimate four (4) lane design and a posted speed of 70kph; and • Flagstone Creek and associated tributary culverts designed to the ultimate four (4) lane road configuration in accordance with QUDM. • Note: No kerb and channel, cycle track, footpath or road lighting is required in the interim layout b) Submit to EDQ Development Assessment, DSDI detailed engineering plans certified by a RPEQ for the interim cross section generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the RPEQ certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI ‘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. Advice Note: <i>Where the interim road alignment extends beyond the existing New Beith Road road reserve, EDQ will work with the applicant to ensure</i>	a) Prior to commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement of the last residential sub-stage d) Prior to survey plan endorsement of the last residential sub-stage

	<i>that the interim upgrade of the New Beith Road on the ultimate alignment can be delivered.</i>	
18.	Compliance Assessment - Water Internal a) Submit to EDQ Development Assessment, DSDI for compliance assessment a Water Network Analysis report certified by a RPEQ, generally in accordance with the endorsed Water IMP that includes the following: - population demand updated based on the following conversion rates: 2.8EP for detached dwelling 1.78EP lot for attached dwelling 0.1EP for pupil/staff for education establishment - updated pipe sizes based on the current Council's Desired Standard of Services; - pressure data and pressure management outcomes; - layout of proposed district metering areas in accordance with Council's requirements; - infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDI detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Water Network Analysis report required under part a) of this condition. c) Construct the internal works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N b) Prior to commencement of works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
19.	Compliance Assessment – Sewer Internal a) Submit to EDQ Development Assessment, DSDI for compliance assessment a Sewerage Network Plan certified by a RPEQ generally in accordance with the endorsed Sewer IMP. The Sewerage Network Plan shall include the following: - population demand updated based on the following conversion rates: 2.8EP for detached dwelling 1.78EP lot for attached dwelling 0.1EP for pupil/staff for education establishment - Layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council; - preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; - alignments of sewerage infrastructure that minimise impacts to the vegetation corridors; - provision for the connection of upstream precincts;	a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N

	vi. preliminary design of proposed reticulation pump station and rising main; vii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDI detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Sewer Network Plan required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	b) Prior to the commencement of works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
20.	Compliance Assessment – Trunk Sewers a) Submit to EDQ Development Assessment, DSDI for compliance assessment a Sewerage Network Plan certified by a RPEQ generally in accordance with the endorsed Sewer IMP. The Sewerage Network Plan shall include the following: i. population demand updated based on the following conversion rates: • 2.8EP for detached dwelling • 1.78EP lot for attached dwelling • 0.1EP for pupil/staff for education establishment ii. layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council; iii. preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; iv. alignments of sewerage infrastructure that minimise impacts to the vegetation corridors; v. provision for the connection of upstream precincts; vi. preliminary design of proposed reticulation pump station and rising main; vii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans for the trunk sewers along Sandy Creek and Flagstone Creek, certified by a RPEQ, generally in accordance with the endorsed Sewer Network Plan required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.	a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N b) Prior to the commencement of works other than for Stage 2D, 2E, 5I, 5J, 5K and 5N c) Prior to survey plan endorsement for the relevant sub-stage

	d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	d) Prior to survey plan endorsement for the relevant sub-stage
21.	Compliance Assessment – Local Sewerage Pump Station (SPS) and Rising Main a) Submit to EDQ Development Assessment, DSDI for compliance assessment a Sewerage Network Plan certified by a RPEQ generally in accordance with the endorsed Sewer IMP. The Sewerage Network Plan shall include the following: - population demand updated based on the following conversion rates: 2.8EP for detached dwelling 1.78EP lot for attached dwelling 0.1EP for pupil/staff for education establishment - Layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council; - preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; - alignments of sewerage infrastructure that minimise impacts to the vegetation corridors; - provision for the connection of upstream precincts; - preliminary design of proposed reticulation pump station and rising main; - infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. b) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans for the local pump station and rising main, certified by a RPEQ, generally in accordance with the endorsed Sewer Network Plan required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	a) Prior to commencement of works other than for Stages 2D and 2E b) Prior to the commencement of subdivisional works for the first sub-stage within the SPS catchment c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
21A	Compliance Assessment - Temporary Wastewater Tankering Facility for Stages 3C and 3D a) Where the sewer pump station FC4 (to be delivered by Council) is not operational, submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans (including stages of development) and reports certified by an RPEQ for the Temporary Wastewater Tankering Facility generally located in accordance with the approved plans.	a) Prior to survey plan endorsement of stages 3C and 3D

	b) Construct the Temporary Wastewater Tankering Facility generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI 'as-constructed' plans, asset register and commission report for the first stage of the Temporary Wastewater Tankering Facility certified by an RPEQ d) Submit to EDQ Development Assessment report and plans certified by an RPEQ for the connection of the stage 3C and 3D sewer to FC4 pump station and the decommissioning and site rehabilitation of the Temporary Wastewater Tankering Facility. e) Decommission and rehabilitate the Temporary Wastewater Tankering Facility in accordance with the report/strategy submitted under part d) of this condition.	b) Prior to survey plan endorsement of stages 3C and 3D c) Prior to survey plan endorsement of stages 3C and 3D d) Within 3 months of the commissioning of the sewer pump station FC4 e) Within 3 months of the commissioning of the sewer pump station FC4
21B	Tankering of Wastewater for Stages 3C and 3D a) Enter into a tankering agreement with Council for the collection and disposal of wastewater from the Temporary Wastewater Tankering Facility constructed under Condition 21A; and b) Maintain the tankering agreement required by part a) of this condition until the Sewer Pump Station FC4 is commissioned.	a) Prior to survey plan endorsement of stages 3C and 3D b) As indicated
22.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDI for compliance assessment certified by a RPEQ detailed concept layout plans and technical calculations for the proposed stormwater treatment infrastructure generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, the endorsed Stormwater Infrastructure Master Plan and the approved stormwater reports. b) Submit to EDQ Development Assessment, DSDI detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant sub-stage other than for sub-stages 2D 2E, 5I, 5J, 5K and 5N b) Prior to commencement of site works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage

23.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDI detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>, the endorsed Stormwater Infrastructure Master Plan and the relevant approved plans. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI ‘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.	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
24.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads within the development. The design of the street lighting system must: - meet the relevant standards of Energex; - be acceptable to Energex as ‘Rate 2 Public Lighting’; - be endorsed by Council as the Energex ‘billable customer’; - be generally in accordance with Australian Standards AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’. Or the following: b) Submit to EDQ Development Assessment, DSDI detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, generally in accordance with Australian Standards AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’ and AS3000 – ‘<i>SAA Wiring Rules</i>’. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI ‘as-constructed’ plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for each sub-stage b) Prior to commencement of works for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to survey plan endorsement for each sub-stage
25.	Electricity Submit to EDQ Development Assessment DSDI either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or	Prior to survey plan endorsement for each sub-stage

	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	
26.	Telecommunications Submit to EDQ Development Assessment DSDI documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each sub-stage
27.	Broadband Submit to EDQ Development Assessment DSDI written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each sub-stage
28.	Public Infrastructure – Damage, Repairs and Relocation 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.	Prior to survey plan endorsement for the relevant sub-stage
Landscaping and Environment		
29.	Bushfire Management and Mitigation Submit to EDQ Development Assessment DSDI 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 reports.	Prior to survey plan endorsement for the relevant sub-stage
30.	Streetscape Works Either: a) Submit to EDQ Development Assessment, DSDI detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy - Landscaping b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment DSDI 'As Constructed' plans and asset register in a format acceptable to Council. Or:	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage

	d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ Development Assessment DSDI for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ Development Assessment, DSDI detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ Development Assessment DSDI 'As Constructed' plans and asset register in a format acceptable to Council. Note: Where an acoustic wall is required, include on relevant drawings the details of proposed acoustic walls.	d) Prior to commencement of site works for each sub-stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
31.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment DSDI for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA for improvement works within the proposed parkland and open space areas generally in accordance with the related <i>Community Green Space Infrastructure Master Plan</i> endorsed on 21 June 2019 and the relevant approved plans and documents. The detail landscape plans shall generally document, where applicable, the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location and details of proposed drainage and stormwater works within the park, including cross-sections; 4. locations of electricity and water connections to the park;	a) Prior to commencement of site works for the relevant sub-stage

	5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; 8. Q100 and Q5 post-development flood lines for recreation parks; 9. location and details of proposed multi-use trail; 10. public lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS4282 – <i>‘Control of the Obtrusive Effects of Outdoor Lighting’</i>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect for all parks except the Neighbourhood Recreational Park in Stage 5O. d) Submit to EDQ Development Assessment DSDI, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect for the Neighbourhood Recreational Park in Stage 5O.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement of Stage 5D
32.	Compliance Assessment - Waterway Rehabilitation and Stabilisation – Flagstone Creek a) Submit to EDQ Development Assessment DSDI for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Flagstone Creek. The water stabilisation strategy shall include: i. an assessment of geotechnical conditions of the site, ii. proposed locations of detention and bio-retention basins and other infrastructure iii. full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ Development Assessment DSDI detailed waterway rehabilitation and stabilisation plans certified by a RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following: i. Existing contours or site levels, services and features; ii. Proposed finished levels, including sections across and through the waterway at critical points; iii. Vegetation management; iv. Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions);	a) Prior to submission of pre-construction documentation for stage 4K b) Prior to commencement of site works for stage 4K

	v. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDI 'as constructed' plans and asset register in a format acceptable to the Council certified by a suitably qualified environmental professional. e) Provide verification to EDQ Development Assessment, DSDI from a suitably qualified environmental professional that the works have inspected and constructed generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to survey plan endorsement for stage 4K d) Prior to survey plan endorsement for stage 4K e) Prior to survey plan endorsement for stage 4K
33.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Stage 2-5 development boundary in accordance with the endorsed <i>Natural Environment Overarching Site Strategy</i> and the relevant approved plans/documents.	Prior to survey plan endorsement for the relevant sub-stage
34.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDI an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following: i. State Planning Policy 2017 Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> ii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
35.	Compliance Assessment – Acoustic Treatment (Noise Barrier) a) Except where identified in Condition 35A, submit to EDQ Development Assessment DSDI for compliance assessment a Noise Mitigation Report, certified by a RPEQ, for all lots within 100m from Flagstonian Drive Extension (excluding Lot 50021), the future North-South Arterial road and 200m from the railway corridor achieving a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms. Where a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms cannot be achieved, the Noise Mitigation Report is to provide the proposed noise mitigation measures generally in accordance with QDC MP4.4 – Buildings in a Noise Transport Corridor. If any noise barriers are proposed, the detailed design/construction plans certified by a RPEQ are to be provided including how passive surveillance of the streetscape can be maintained.	a) Prior to commencement of site works for the relevant sub-stage

	Note: For lots fronting Flagstonian Drive (excluding Lot 50021), the acoustic fence must be no higher than that specified in the approved plan of development Note: an acoustic report may address the acoustic needs of multiple stages/sub-stages in one report. b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, an asset register in a format acceptable to Council and 'Issued For Construction' plans for noise barriers within the relevant sub-stage.	b) Prior to survey plan endorsement for each relevant sub-stage c) Prior to survey plan endorsement for each relevant sub-stage
35A.	Acoustic Treatment (Noise Barrier) – Sub-stages 3G, 3Fi, 3H, 5Ai, 5Aii, 5Bi, 5Bii, 5C, 5D, 5Ei, 5Eii, 5Eiii, 5F, 5G, 5H, 5Ki, 5Kii, 5L, 5M, 5Qii, 5R and 5S a) Submit to EDQ IS detailed acoustic wall design, certified by RPEQ generally in accordance with the approved Transport Noise Intrusion Assessment, Stages 3G, 3Fi, 3H, 5Ai, 5Aii, 5Bi, 5Bii, 5C, 5D, 5Ei, 5Eii, 5Eiii, 5F, 5G, 5H, 5Ki, 5Kii, 5L, 5M, 5Qii, 5R and 5S prepared by SLR (dated 18 December 2023). The detailed designs are to show the pad height for each lot containing a noise barrier. Note: For lots fronting Flagstonian Drive (excluding Lot 50021), the acoustic fence must be no higher than that specified in the approved plan of development b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, an asset register in a format acceptable to Council and 'Issued For Construction' plans for noise barriers within the relevant sub-stage.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for each relevant sub-stage c) Prior to survey plan endorsement for each relevant sub-stage
Surveying, land dedications and easements		
36.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDI that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
37.	Land transfers – Drainage Transfer, in fee simple, to Council as trustee any lots containing drainage infrastructure (e.g., stormwater detention basins), where such infrastructure is not contained within a road reserve. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage

38.	Land Dedication - Parkland Transfer, in fee simple to Council as trustee lots 90301, 90302, 90303, 90304, 90305, 90401, 90403, 90404, 90501, 90502, 90504, 90505, and 90506 for parks and open spaces purposes.	Prior to the works in these lots being accepted as off-maintenance
39.	Land transfers – Local community facilities Transfer, in fee simple, to Council as trustee, Lot 50025 for Community Facility. Lot 50025 is to be serviced in accordance with the relevant approved plans and documents and the Community Facilities Infrastructure Master Plan endorsed on 11/03/14 and the ICOP.	At registration of survey plan of stage 4P
40.	Land transfers – Sewerage Pump Station lots (Local and Sub-Regional) Transfer in fee simple, to Council as trustee for wastewater purpose, Lot 50027 (containing local sewer pump station) and Lot 50030 (containing sub-regional sewer pump station). The size and location of the lots to be created are to be to the satisfaction of Council. Should access be required over land to the local and / or sub-regional pump station from a dedicated road, then an access easement shall be granted to Council. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan of the relevant sub-stage
41.	Temporary Sub-Regional Sewerage Easements Register temporary easements for sewerage purpose, to the benefit of Council and at no cost to Council, over Lot 910 on RP857850 and Lot 2 on SP303089 to facilitate the construction of the sub-regional rising main within future road reserve of stage 2 and 3. The plans and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the sub-regional sewerage infrastructure.	Prior to the commencement of works for the first stage
42.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage
43.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of <i>Land Title Act 1994</i> and 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	At or prior to survey plan endorsement for the relevant sub-stage

	development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one (1) or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	
44.	Small lot development easements for lots not capable of Application of High Density Development Easements If a lot is more than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
45.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
46.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; Or: b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID b) In accordance with the IFF
47.	Sub-Regional Charge Either: a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges (calculated in accordance with the SRIA and DSRIA) payable and written confirmation that these charges have been paid to Council;	a) In accordance with the SRIA and DSRIA

	Or: b) If the SRIA and DSRIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.	b) In accordance with the IFF
48.	Koala Habitat Offset Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each sub-stage
Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
49.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
50.	Compliance Assessment - Detailed design documentation a) Submit to EDQ Development Assessment DSDI for compliance assessment detailed design documentation for any Multiple Residential on 'Possible Multiple Residential Allotment' lots as indicated on the approved Plan of Development. b) Detailed design documentation must detail the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. c) The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.	Prior to commencement of building works
Infrastructure Charges		
51.	Municipal and State Charge Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)	In accordance with the IFF
52.	Implementation Charge Either: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; Or:	a) In accordance with the ICID

	b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	b) In accordance with the IFF
53.	Sub-Regional Charge Either: a) Submit to the MEDQ an invoice from Council of the applicable sub-regional and value capture charges (calculated in accordance with the SRIA and DSRIA) payable and written confirmation that these charges have been paid to Council; Or: b) If the SRIA and DSRIA are no longer in effect, pay to the MEDQ the relevant sub-regional and value capture charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA and DSRIA b) In accordance with the IFF

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 ****