

Our ref: DEV2012/403/128



4 April 2024

Department of  
**State Development and Infrastructure**

Peet Flagstone City Pty Ltd  
C/- RPS Australia East Pty Ltd  
Att: 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 (1,477 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 on SP331192, Lot 911 on SP332136, Lot 2 on SP331192 and Lot 908 on 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 4 April 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.dsdlgp.qld.gov.au/pda-da-applications](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Ms Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@dsdlgp.qld.gov.au, who will 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         |
|                                         | part New Beith Road Reserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
|                                         | part of Unnamed Road Reserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| DEV reference number                    | DEV2012/403/128                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| ‘Properly made’ date                    | 28 February 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Type of application                     | <div style="margin-left: 20px;"> <input type="checkbox"/> PDA development application for:               <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use                   <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Application to change PDA development approval               <input type="checkbox"/> Application to extend currency period             </div> |                  |
| Description of proposal applied for     | Reconfiguring a Lot (1,477 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                    | <p>The MEDQ has decided to grant <b><u>all</u></b> of the PDA development approval applied for, <b><u>subject to</u></b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>Stage 5N – Amend Condition 7 to extend the duration of Lot 50021’s temporary access to Flagstonian Drive for an additional three (3) years, to 30 November 2026.</li> <li>Stage 5R – Amendments pertain to the realignment of the boundaries for Lots 2143, 2120, 2121, 2122, and 2123; the removal of Lot 2124; and the change to the lot typology for Lot 2125 to ‘Possible Multiple Residential Allotment’.               <ul style="list-style-type: none"> <li>The realignment of Lots 2143, 2120, 2121, 2122, and 2123 is for it to be symmetrical with</li> </ul> </li> </ul>                                                                                                                                                                                |                  |

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|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | <p>the adjoining lots to the rear and to allow for new dwellings to achieve compliance with the Liveable Housing Design Standard and the National Construction Code.</p> <ul style="list-style-type: none"> <li>○ The removal of Lot 2124 is a result of the changes in dimensions for the aforementioned realigned lots. This also results in the approval description to change from <i>1,478 Residential Lots</i> to <i>1,477 Residential Lots</i>.</li> <li>○ The amendment to the lot typology of Lot 2125 is to ensure that the development achieves compliant lot yields as per the PDA Scheme, and to compromise for the loss of Lot 2124.</li> </ul> |
| Original Decision date                   | 18 August 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1 <sup>st</sup> Change to approval date  | 25 November 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2 <sup>nd</sup> Change to approval date  | 22 May 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 3 <sup>rd</sup> Change to approval date  | 10 December 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 4 <sup>th</sup> Change to approval date  | 17 June 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5 <sup>th</sup> Change to approval date  | 18 January 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 6 <sup>th</sup> Change to approval date  | 9 May 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7 <sup>th</sup> Change to approval date  | 4 July 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 8 <sup>th</sup> Change to approval date  | 23 November 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 9 <sup>th</sup> Change to approval date  | 13 February 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 10 <sup>th</sup> Change to approval date | 28 April 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 11 <sup>th</sup> Change to approval date | 12 January 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 12 <sup>th</sup> Change to approval date | 6 February 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 13 <sup>th</sup> Change to approval date | 4 April 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Currency period                          | 10 years from the original decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

### Approved plans and documents

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

| Approved plans and documents |                                                                                            | Number              | Date       |
|------------------------------|--------------------------------------------------------------------------------------------|---------------------|------------|
| 1.                           | Plan of subdivision, Stages 2-5, Overall Allotment Layout, prepared by RPS                 | 110056 – 374 Rev AJ | 12/02/2024 |
| 2.                           | Plan of Subdivision, Stages 2 – 5, Overall Allotment Layout – Sub-staging, prepared by RPS | 110056 – 481 Rev AJ | 12/02/2024 |
| 3.                           | Plan of Subdivision, Stage 2 Overall, Allotment Layout, prepared by RPS                    | 110056 – 375 Rev AJ | 12/02/2024 |
| 4.                           | Plan of Subdivision, Stage 2D – 2G, Allotment Layout, prepared by RPS                      | 110056 – 376 Rev AJ | 12/02/2024 |
| 5.                           | Plan of Subdivision, Stage 2H – 2J, Allotment Layout, prepared by RPS                      | 110056 – 377 Rev AJ | 12/02/2024 |
| 6.                           | Plan of Development, Stage 2 Overall, Residential Allotments, prepared by RPS              | 110056 – 378 Rev AJ | 12/02/2024 |

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| 7.  | Plan of Development, Stage 2D – 2G, Residential Allotments, prepared by RPS    | 110056 – 379 Rev AJ | 12/02/2024 |
| 8.  | Plan of Development, Stage 2H – 2J, Residential Allotments, prepared by RPS    | 110056 – 380 Rev AJ | 12/02/2024 |
| 9.  | Plan of Development, Stage 2 Overall, Parking Management Plan, prepared by RPS | 110056 – 381 Rev AJ | 12/02/2024 |
| 10. | Plan of Subdivision, Stage 3 Overall, Allotment Layout, prepared by RPS        | 110056 – 382 Rev AJ | 12/02/2024 |
| 11. | Plan of Subdivision, Stage 3A – 3D & 3L, Allotment Layout, prepared by RPS     | 110056 – 383 Rev AJ | 12/02/2024 |
| 12. | Plan of Subdivision, Stage 3E, Allotment Layout, prepared by RPS               | 110056 – 384 Rev AJ | 12/02/2024 |
| 13. | Plan of Subdivision, Stage 3F – 3J, Allotment Layout, prepared by RPS          | 110056 – 385 Rev AJ | 12/02/2024 |
| 14. | Plan of Development, Stage 3 Overall, Residential Allotments, prepared by RPS  | 110056 – 386 Rev AJ | 12/02/2024 |
| 15. | Plan of Development, Stage 3A – 3D, Residential Allotments, prepared by RPS    | 110056 – 387 Rev AJ | 12/02/2024 |
| 16. | Plan of Development, Stage 3F – 3H, Residential Allotments, prepared by RPS    | 110056 – 389 Rev AJ | 12/02/2024 |
| 17. | Plan of Development, Stage 3 Overall, Parking Management Plan, prepared by RPS | 110056 – 390 Rev AJ | 12/02/2024 |
| 18. | Plan of Subdivision, Stage 4 Overall, Allotment Layout, prepared by RPS        | 110056 – 391 Rev AJ | 12/02/2024 |
| 19. | Plan of Subdivision, Stage 4 Overall, Statistics, prepared by RPS              | 110056 – 392 Rev AJ | 12/02/2024 |
| 20. | Plan of Subdivision, Stage 4A, B, C & E, Allotment Layout, prepared by RPS     | 110056 – 393 Rev AJ | 12/02/2024 |
| 21. | Plan of Subdivision, Stage 4F - H & M, Allotment Layout, prepared by RPS       | 110056 – 394 Rev AJ | 12/02/2024 |
| 22. | Plan of Subdivision Stage 4D & I Allotment Layout, prepared by RPS             | 110056 – 395 Rev AJ | 12/02/2024 |
| 23. | Plan of Subdivision Stage 4J, K, L, N, O & Q Allotment Layout, prepared by RPS | 110056 – 396 Rev AJ | 12/02/2024 |
| 24. | Plan of Development Stage 4 Overall Residential Allotments, prepared by RPS    | 110056 – 397 Rev AJ | 12/02/2024 |
| 25. | Plan of Development Stage 4A, B & C Residential Allotments, prepared by RPS    | 110056 – 398 Rev AJ | 12/02/2024 |
| 26. | Plan of Development Stage 4F – H Residential Allotments, prepared by RPS       | 110056 – 399 Rev AJ | 12/02/2024 |
| 27. | Plan of Development Stage 4D & I Residential Allotments, prepared by RPS       | 110056 – 400 Rev AJ | 12/02/2024 |
| 28. | Plan of Development Stage 4J, K & L Residential Allotments, prepared by RPS    | 110056 – 401 Rev AJ | 12/02/2024 |
| 29. | Plan of Subdivision Stage 4 Overall Parking Management Plan, prepared by RPS   | 110056 – 402 Rev AJ | 12/02/2024 |

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| 30.                                                               | Plan of Subdivision Stage 5 Overall Allotment Layout, prepared by RPS                            | 110056 – 403 Rev AJ                                      | 12/02/2024  |
| 31.                                                               | Plan of Subdivision Stage 5 Overall Statistics, prepared by RPS                                  | 110056 – 404 Rev AJ                                      | 12/02/2024  |
| 32.                                                               | Plan of Subdivision Stage 5D, Ei, Eii, Eiii, Eiv, H, L & M Allotment Layout, prepared by RPS     | 110056 – 405 Rev AJ                                      | 12/02/2024  |
| 33.                                                               | Plan of Subdivision Stage 5F, G, Qi, Qii & Qiii Allotment Layout, prepared by RPS                | 110056 – 406 Rev AJ                                      | 12/02/2024  |
| 34.                                                               | Plan of Subdivision Stage 5Bi, C, R, S & T Allotment Layout prepared by RPS                      | 110056 – 407 Rev AJ                                      | 12/02/2024  |
| 35.                                                               | Plan of Subdivision Stage 5Ii, Iii, Iiii, Ji, Jii, K, N, O & P Allotment Layout, prepared by RPS | 110056 – 408 Rev AJ                                      | 12/02/2024  |
| 36.                                                               | Plan of Subdivision Stage 5Ai, Aii & Bii Allotment Layout, prepared by RPS                       | 110056 – 409 Rev AJ                                      | 12/02/2024  |
| 37.                                                               | Plan of Development Stage 5 Overall Residential Allotments, prepared by RPS                      | 110056 – 410 Rev AJ                                      | 12/02/2024  |
| 38.                                                               | Plan of Development Stage 5D, Ei, Eii, Eiii, H, L & M Residential Allotments, prepared by RPS    | 110056 – 411 Rev AJ                                      | 12/02/2024  |
| 39.                                                               | Plan of Development Stage 5F, G, Qi, & Qii Residential Allotments, prepared by RPS               | 110056 – 412 Rev AJ                                      | 12/02/2024  |
| 40.                                                               | Plan of Development Stage 5Bi, C, R, S & T Residential Allotments, prepared by RPS               | 110056 – 413 Rev AJ                                      | 12/02/2024  |
| 41.                                                               | Plan of Development Stage 5Ii, Iii, Ji, Jii, K, N, O & P Residential Allotments, prepared by RPS | 110056 – 414 Rev AJ                                      | 12/02/2024  |
| 42.                                                               | Plan of Development Stage 5Ai, Aii & Bii Residential Allotments, prepared by RPS                 | 110056 – 415 Rev AJ                                      | 12/02/2024  |
| 43.                                                               | Plan of Development Stage 5 Overall Parking Management Plan, prepared by RPS                     | 110056 – 416 Rev AJ                                      | 12/02/2024  |
| <b>Plans and documents previously approved on 6 February 2024</b> |                                                                                                  | <b>Number</b>                                            | <b>Date</b> |
| 44.                                                               | Vegetation Management Plan Stages 2-5 (Phase 2)                                                  | 8047 E01 BAL Stage 2 VMP I                               | -           |
|                                                                   |                                                                                                  | 8047 E02 BAL Stage 2 VMP I -- Vegetation Clearing Notes  | 24/10/2023  |
|                                                                   |                                                                                                  | 8047 E 03 BAL Stage 2 VMP I – Details Sheet Key Plan     | 16/11/2023  |
|                                                                   |                                                                                                  | 8047 E 04-77 BAL Stage 2 VMP I -- Detail Sheets          | 20/11/2023  |
|                                                                   |                                                                                                  | 8047 E 78 BAL Stage 2 VMP I -- Clearing Direction        | 24/11/2023  |
|                                                                   |                                                                                                  | Appendix A -- Stage 2- 5 Tree Schedule (Master Schedule) | 20/11/2023  |

| <b>Plans and documents previously approved on 12 January 2024</b> |                                                                                                                                                                       | <b>Number</b>                  | <b>Date</b> |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------|
| 1.                                                                | 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<br>Revision 2 | 18/12/2023  |
| 2.                                                                | Bushfire Management Plan (BMP) Stage 5 Flagstone (Part) Lot 911 on SP335852 prepared by Queensland Bushfire Planning                                                  | V1                             | July 2023   |
| <b>Plans and documents previously approved on 4 July 2022</b>     |                                                                                                                                                                       | <b>Number</b>                  | <b>Date</b> |
| 3.                                                                | General Notes prepared by Peak Urban                                                                                                                                  | 701 Rev 2                      | 13/05/2022  |
| 4.                                                                | Overall Bulk Earthworks Layout Plan prepared by Peak Urban – Stage 5                                                                                                  | 702 Rev 2                      | 13/05/2022  |
| 5.                                                                | Bulk Earthworks Layout Plan Sheet 1 prepared by Peak Urban – Stage 5                                                                                                  | 703 Rev 2                      | 13/05/2022  |
| 6.                                                                | Bulk Earthworks Layout Plan Sheet 2 prepared by Peak Urban – Stage 5                                                                                                  | 704 Rev 2                      | 13/05/2022  |
| 7.                                                                | Bulk Earthworks Layout Plan Sheet 3 prepared by Peak Urban – Stage 5                                                                                                  | 705 Rev 3                      | 25/05/2022  |
| 8.                                                                | Bulk Earthworks Layout Plan Sheet 4 prepared by Peak Urban – Stage 5                                                                                                  | 706 Rev 2                      | 13/05/2022  |
| 9.                                                                | Bulk Earthworks Layout Plan Sheet 5 prepared by Peak Urban – Stage 5                                                                                                  | 707 Rev 3                      | 25/05/2022  |
| 10.                                                               | Bulk Earthworks Layout Plan Sheet 1 prepared by Peak Urban – Stage 5                                                                                                  | 708 Rev 2                      | 13/05/2022  |
| 11.                                                               | Bulk Earthworks Layout Plan Sheet 2 prepared by Peak Urban – Stage 5                                                                                                  | 709 Rev 2                      | 13/05/2022  |
| <b>Plans and documents previously approved on 9 May 2022</b>      |                                                                                                                                                                       | <b>Number</b>                  | <b>Date</b> |
| 12.                                                               | Flagstone Stages 2-5 Plan of Development – Precinct 1 Landscape Master Plan & Materiality, prepared by Urbis                                                          | Rev O                          | 12.04.22    |
| 13.                                                               | ROL Application<br>Flagstone Stage 5<br>Concept Water Sizing Layout, prepared by Peakurban                                                                            | P300, Rev 1                    | 12.04.22    |
| 14.                                                               | Fire Trail Upgrade<br>Cover Plan, prepared by Peakurban                                                                                                               | 1000, Rev 1                    | 27.01.22    |
| 15.                                                               | Fire Trail Upgrade<br>Overall Layout Plan, prepared by Peakurban                                                                                                      | 1001, Rev 1                    | 27.01.22    |
| 16.                                                               | Fire Trail Upgrade Layout<br>Sheet 1 of 8, prepared by Peakurban                                                                                                      | 1002, Rev 1                    | 27.01.22    |
| 17.                                                               | Fire Trail Upgrade Layout<br>Sheet 2 of 8, prepared by Peakurban                                                                                                      | 1003, Rev 1                    | 27.01.22    |
| 18.                                                               | Fire Trail Upgrade Layout<br>Sheet 3 of 8, prepared by Peakurban                                                                                                      | 1004, Rev 1                    | 27.01.22    |
| 19.                                                               | Fire Trail Upgrade Layout<br>Sheet 4 of 8, prepared by Peakurban                                                                                                      | 1005, Rev 1                    | 27.01.22    |
| 20.                                                               | Fire Trail Upgrade Layout<br>Sheet 5 of 8, prepared by Peakurban                                                                                                      | 1006, Rev 1                    | 27.01.22    |

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| 21.                                                                | Fire Trail Upgrade Layout<br>Sheet 6 of 8, prepared by Peakurban                                                                 | 1007, Rev 1                          | 27.01.22         |
| 22.                                                                | Fire Trail Upgrade Layout<br>Sheet 7 of 8, prepared by Peakurban                                                                 | 1008, Rev 1                          | 27.01.22         |
| 23.                                                                | Fire Trail Upgrade Layout<br>Sheet 8 of 8, prepared by Peakurban                                                                 | 1009, Rev 1                          | 27.01.22         |
| 24.                                                                | Fire Trail Upgrade Longitudinal Section<br>Sheet 1 of 3, prepared by Peakurban                                                   | 1010, Rev 1                          | 27.01.22         |
| 25.                                                                | Fire Trail Upgrade Longitudinal Section<br>Sheet 2 of 3, prepared by Peakurban                                                   | 1011, Rev 1                          | 27.01.22         |
| 26.                                                                | Fire Trail Upgrade Longitudinal Section<br>Sheet 3 of 3, prepared by Peakurban                                                   | 1012, Rev 1                          | 27.01.22         |
| <b>Plans and documents previously approved on 10 December 2020</b> |                                                                                                                                  | <b>Number</b>                        | <b>Date</b>      |
| 27.                                                                | Flagstone City-Stage 2D & Stage 5I: Change Application – Further Issues Response (Traffic)” prepared by Bitzios Consulting       | P2300.001L                           | 20 November 2020 |
| <b>Plans and documents previously approved on 22 May 2020</b>      |                                                                                                                                  | <b>Number</b>                        | <b>Date</b>      |
| 28.                                                                | Flagstone City – Stages 2-5<br>Traffic Planning Assessment prepared by Bitzios                                                   | Project Number<br>P2300, Version 007 | 16/03/2020       |
| <b>Plans and documents previously approved on 25 November 2019</b> |                                                                                                                                  | <b>Number</b>                        | <b>Date</b>      |
| 29.                                                                | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 2<br>Earthworks Layout Plan prepared by Meinhardt                        | S2-100 Rev D                         | 26/09/19         |
| 30.                                                                | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 2<br>Earthworks Cut Fill Layout Plan prepared by Meinhardt               | S2-110 Rev D                         | 26/09/19         |
| 31.                                                                | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 3<br>Earthworks Layout Plan, Sheet 1 of 2 prepared by Meinhardt          | S3-100 Rev C                         | 26/09/19         |
| 32.                                                                | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 3<br>Earthworks Layout Plan, Sheet 2 of 2 prepared by Meinhardt          | S3-101 Rev C                         | 26/09/19         |
| 33.                                                                | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 3<br>Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by Meinhardt | S3-110 Rev C                         | 26/09/19         |

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| 34. | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 3<br>Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by<br>Meinhardt | S3-111 Rev C  | 26/09/19   |
| 35. | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 4<br>Earthworks Layout Plan, Sheet 1 of 2 prepared by<br>Meinhardt          | S4-100 Rev C  | 26/09/19   |
| 36. | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 4<br>Earthworks Layout Plan, Sheet 2 of 2 prepared by<br>Meinhardt          | S4-101 Rev C  | 26/09/19   |
| 37. | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 4<br>Earthworks Cut Fill Layout Plan, Sheet 1 of 2 prepared by<br>Meinhardt | S4-110 Rev C  | 26/09/19   |
| 38. | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 4<br>Earthworks Cut Fill Layout Plan, Sheet 2 of 2 prepared by<br>Meinhardt | S4-111 Rev C  | 26/09/19   |
| 39. | Flagstone City<br>ROL Application – Stages 2-5<br>Stage 5<br>Earthworks Layout Plan, Sheet 1 of 2 prepared by<br>Meinhardt          | S5-100 Rev D  | 26/09/19   |
| 40. | Revised Stormwater Management Tech Memo prepared by<br>Meinhardt                                                                    |               | 19/09/2019 |
| 41. | Flagstone City – ROL Application – Stages 2-5<br>Stage 2<br>Road Hierarchy Layout Plan                                              | S2-011, Rev D | 11/07/19   |
| 42. | Flagstone City – ROL Application – Stages 2-5<br>Stage 3<br>Road Hierarchy Layout Plan<br>Sheet 1 of 2                              | S3-011, Rev C | 28/11/18   |
| 43. | Flagstone City – ROL Application – Stages 2-5<br>Stage 3<br>Road Hierarchy Layout Plan<br>Sheet 2 of 2                              | S3-012, Rev C | 28/11/18   |
| 44. | Flagstone City – ROL Application – Stages 2-5<br>Stage 4<br>Road Hierarchy Layout Plan<br>Sheet 1 of 2                              | S4-011, Rev C | 28/11/18   |
| 45. | Flagstone City – ROL Application – Stages 2-5<br>Stage 4<br>Road Hierarchy Layout Plan<br>Sheet 2 of 2                              | S4-012, Rev C | 28/11/18   |



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| 46.                                                                                      | Flagstone City – ROL Application – Stages 2-5<br>Stage 5<br>Road Hierarchy Layout Plan<br>Sheet 1 of 2 | S5-011, Rev D             | 11/07/19          |
| 47.                                                                                      | Flagstone City – ROL Application – Stages 2-5<br>Stage 5<br>Road Hierarchy Layout Plan<br>Sheet 2 of 2 | S5-012, Rev D             | 11/07/19          |
| 48.                                                                                      | Bushfire Hazard Assessment and Management Plan<br>Flagstone City Stages 2-5                            | 18/-018, Rev. D           | 14/08/19          |
| 49.                                                                                      | Fauna Management Plan Flagstone Stages 2-5 Balance<br>Area                                             | 8047, Issue E             | 9 August 2019     |
| <b>Plans and documents previously approved on<br/>19 August 2019 – Original Approval</b> |                                                                                                        | <b>Number</b>             | <b>Date</b>       |
| 50.                                                                                      | Flagstone City Stormwater Management Report Stage 2-5<br>Prepared by Cardno                            | Version 2<br>7217/43/R8V2 | 14 August<br>2012 |
| 51.                                                                                      | Flagstone City – ROL Application – Stages 2-5<br>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.

| <b>Supporting plans, reports and specifications</b> |                                                                                    | <b>Number</b> | <b>Date</b>                                |
|-----------------------------------------------------|------------------------------------------------------------------------------------|---------------|--------------------------------------------|
| Endorsed Context Plan                               |                                                                                    |               |                                            |
| 52.                                                 | Flagstone Context Area One Context Plan                                            | 110056-112i   | July 2015<br>(endorsed 8<br>Dec 2015)      |
| Endorsed Infrastructure Master Plans                |                                                                                    |               |                                            |
| 53.                                                 | Endorsed Earthworks Infrastructure Master Plan Version 1.3                         |               | July 2018<br>(endorsed 03<br>Jul 2010)     |
| 54.                                                 | Endorsed Energy and Communications Infrastructure<br>Master Plan Version 1.2       |               | January 2014<br>(endorsed 29<br>Jan 2014)  |
| 55.                                                 | Endorsed Stormwater Infrastructure Master Plan Version 1.4                         |               | July 2018<br>(endorsed 2<br>Jul 2019)      |
| 56.                                                 | Endorsed Water Supply and Sewer Networks Infrastructure<br>Master Plan Version 1.2 |               | February 2014<br>(endorsed 10<br>Mar 2014) |
| 57.                                                 | Endorsed Community Greenspace Infrastructure Master<br>Plan Version 4.0            |               | August 2018<br>(endorsed 21<br>June 2019)  |

|                                      |                                                                                    |  |                                                                                    |
|--------------------------------------|------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|
| 58.                                  | Endorsed Community Facilities Infrastructure Master Plan Version 1.2               |  | February 2014<br>(endorsed 11 Mar 2014 and as amended in red dated 10 Mar 2014)    |
| 59.                                  | Endorsed Movement Network Infrastructure Master Plan Version 2.0 Subject to review |  | June 2015<br>(endorsed 06 July 2015)                                               |
| Endorsed Overarching Site Strategies |                                                                                    |  |                                                                                    |
| 60.                                  | Endorsed Natural Environment Overarching Site Strategy Version 1.3                 |  | August 2015<br>(endorsed 22 December 2015 and as amended in red dated 22 Dec 2015) |
| 61.                                  | Endorsed Total Water Cycle Management Overarching Site Strategy Version 1.2        |  | March 2014<br>(endorsed 14 Mar 2014 and as amended in red dated 14 Mar 2014)       |
| 62.                                  | Endorsed Community Development Overarching Site Strategy Version 1.2               |  | February 2014<br>(endorsed 12 Mar 2014)                                            |
| 63.                                  | Endorsed Housing Diversity and Affordability Overarching Site Strategy Version 1.3 |  | January 2014<br>(endorsed 29 Jan 2014)                                             |
| 64.                                  | Endorsed Employment and Economic Development Overarching Site Strategy Version 1.3 |  | March 2014<br>(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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:

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

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

1. if satisfied, endorses the 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: [pdadevelopmentassessment@dsgmip.qld.gov.au](mailto:pdadevelopmentassessment@dsgmip.qld.gov.au)
- b) EDQ IS: [EDQ\\_PrePostConstruction@dsgilqp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsgilqp.qld.gov.au)

### PDA Development Conditions

| No.            | Condition                                                                                                                                                                                                                                                                                                       | Timing                                                    |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>General</b> |                                                                                                                                                                                                                                                                                                                 |                                                           |
| 1.             | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans, drawings and documents.<br><br><b>Advice Note:</b><br><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.             | <b>Certification of Operational Works</b><br><br>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.             | <b>Street Naming</b><br><br>Submit to EDQ Development Assessment DSDI a schedule of street names approved by Council.                                                                                                                                                                                           | Prior to survey plan endorsement for each sub-stage       |

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                          |
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| <b>4.</b>          | <b>Entry walls or features</b><br><br>The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment DSDI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | As indicated                                                                                                                                                             |
| <b>5.</b>          | <b>Bin Pad Disclosure</b><br><br>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                                                                                                                                                             |
| <b>6.</b>          | <b>Neighbourhood Centre (Lot 50019) and Community Facility (Lot 50025) Access</b><br><br>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                                                                                                                                                             |
| <b>7.</b>          | <b>Temporary Access – Lot 50021 and Temporary Turnaround – Flagstonian Drive Road Reserve</b><br><br>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.<br><br>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 30 November 2026.<br><br>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.<br><br>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. | a) Prior to the commencement of use on Lot 50021<br><br>b) As indicated<br><br>c) By 30 November 2026<br><br>d) Within 30 days of the cessation of the temporary access. |
| <b>Engineering</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                          |
| <b>8.</b>          | <b>Construction Management Plan</b><br><br>a) Submit to EDQ Development Assessment DSDI a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following:<br>i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | a) Prior to commencement of site works for each sub-stage                                                                                                                |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                             |
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|            | <ul style="list-style-type: none"> <li>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;</li> <li>iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site.</li> <li>iv. where undertaking the construction of New Beith Road per Condition 17, access through any construction compound for emergency vehicles at all times.</li> </ul> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>b) At all times during construction</p>                                                                  |
| <b>9.</b>  | <p><b>Traffic Management Plan</b></p> <p>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.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment, staging, etc.;</li> <li>iv. on-going monitoring and certified updates as required;</li> <li>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).</li> </ul> <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan.</p> <p>b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.</p> | <p>a) Prior to commencement of site works for each sub-stage</p> <p>b) At all times during construction</p> |
| <b>10.</b> | <p><b>Retaining Walls</b></p> <p>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.</p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>a) Prior to commencement of site works for the relevant sub-stage</p>                                    |

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|                                   | <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p>                                                                          |
| <b>11. Filling and Excavation</b> | <p>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.</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>be consistent with the Erosion and Sediment Control plans submitted under condition 34;</li> <li>provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and</li> <li>provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, 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.</p> | <p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> |
| <b>12. Roads – Internal</b>       | <p>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.</p> <p>Streets adjoining school sites shall be designed generally in accordance with TMR: <i>Planning for safe schools Technical Guide V4a</i></p> <p>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>.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                             | <p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p>                                                                       |

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|            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | c) Prior to survey plan endorsement for the relevant sub-stage                                                                                                                                                                                                                         |
| <b>13.</b> | <b>Compliance Assessment – Road 1 and Flagstonian Drive / Road 1 Intersection</b><br><br>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.<br><br>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.<br><br>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.<br><br>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<br><br>b) Prior to commencement of site works for the relevant sub-stage<br><br>c) Prior to survey plan endorsement for the relevant sub-stage<br><br>d) Prior to survey plan endorsement for the relevant sub-stage |
| <b>14.</b> | <b>Compliance Assessment - Flagstonian Drive and Road 2 Intersections</b><br><br>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.<br><br>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.<br><br>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.<br><br>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<br><br>b) Prior to commencement of site works for the relevant sub-stage<br><br>c) Prior to survey plan endorsement for the relevant sub-stage<br><br>d) Prior to survey plan endorsement for the relevant sub-stage |



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| <b>15.</b> | <b>Compliance Assessment - Flagstonian Drive and Road 2</b><br><br>a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed functional layouts certified by a RPEQ for Flagstonian Drive and Road 2.<br><br>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> .<br><br>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.<br><br>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.<br><br>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<br><br>b) Prior to commencement of site works for the relevant sub-stage<br><br>c) Prior to survey plan endorsement for the relevant sub-stage<br><br>d) Prior to survey plan endorsement for the relevant sub-stage |
| <b>15A</b> | <b>Road - Internal - Extension of Flagstonian Drive (Sub-stage 5liii)</b><br><br>Construct Sub-stage 5liii (extension of Flagstonian Drive) concurrently with Stage 5li.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | As indicated                                                                                                                                                                                                                                                                           |
| <b>16.</b> | <b>New Beith Road – Temporary All Weather Emergency Access</b><br><br>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.<br><br>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.<br><br>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<br><br>b) Prior to survey plan endorsement of the 400th lot<br><br>c) Prior to survey plan endorsement of the 400th lot                                                                                                                              |
| <b>17.</b> | <b>Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA</b><br><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | a) Prior to commencement of works                                                                                                                                                                                                                                                      |

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|            | <p>The interim 2 lane road layout on the ultimate alignment shall generally include the following:</p> <ul style="list-style-type: none"> <li>• 7.0m chip sealed carriageway with 1.0m gravel shoulders</li> <li>• Final earthworks cut/embankment road formation;</li> <li>• Horizontal and vertical geometry to reflect the ultimate four (4) lane design and a posted speed of 70kph; and</li> <li>• Flagstone Creek and associated tributary culverts designed to the ultimate four (4) lane road configuration in accordance with QUDM.</li> <li>•</li> </ul> <p>Note: No kerb and channel, cycle track, footpath or road lighting is required in the interim layout</p> <p>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.</p> <p>c) Construct the works generally in accordance with the RPEQ certified plans required under part b) of this condition.</p> <p>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.</p> <p><b>Advice Note:</b><br/> <i>Where the interim road alignment extends beyond the existing New Beith Road road reserve, EDQ will work with the applicant to ensure that the interim upgrade of the New Beith Road on the ultimate alignment can be delivered.</i></p> | <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement of the last residential sub-stage</p> <p>d) Prior to survey plan endorsement of the last residential sub-stage</p> |
| <b>18.</b> | <p><b>Compliance Assessment - Water Internal</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>population demand updated based on the following conversion rates: <ul style="list-style-type: none"> <li>• 2.8EP for detached dwelling</li> <li>• 1.78EP lot for attached dwelling</li> <li>• 0.1EP for pupil/staff for education establishment</li> </ul> </li> <li>updated pipe sizes based on the current Council's Desired Standard of Services;</li> <li>pressure data and pressure management outcomes;</li> <li>layout of proposed district metering areas in accordance with Council's requirements;</li> <li>infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N</p>                                                                                                           |

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|            | <p>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.</p> <p>c) Construct the internal works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>b) Prior to commencement of works for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement for the relevant sub-stage</p>                                                                                              |
| <b>19.</b> | <p><b>Compliance Assessment – Sewer Internal</b></p> <p>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.</p> <p>The Sewerage Network Plan shall include the following:</p> <ol style="list-style-type: none"> <li>population demand updated based on the following conversion rates: <ul style="list-style-type: none"> <li>2.8EP for detached dwelling</li> <li>1.78EP lot for attached dwelling</li> <li>0.1EP for pupil/staff for education establishment</li> </ul> </li> <li>Layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council;</li> <li>preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades;</li> <li>alignments of sewerage infrastructure that minimise impacts to the vegetation corridors;</li> <li>provision for the connection of upstream precincts;</li> <li>preliminary design of proposed reticulation pump station and rising main;</li> <li>infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.</li> </ol> <p>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>.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.</p> | <p>a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N</p> <p>b) Prior to the commencement of works for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement for the relevant sub-stage</p> |

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| <p><b>20.</b></p> | <p><b>Compliance Assessment – Trunk Sewers</b></p> <p>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.</p> <p>The Sewerage Network Plan shall include the following:</p> <ol style="list-style-type: none"> <li>population demand updated based on the following conversion rates: <ul style="list-style-type: none"> <li>2.8EP for detached dwelling</li> <li>1.78EP lot for attached dwelling</li> <li>0.1EP for pupil/staff for education establishment</li> </ul> </li> <li>layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council;</li> <li>preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades;</li> <li>alignments of sewerage infrastructure that minimise impacts to the vegetation corridors;</li> <li>provision for the connection of upstream precincts;</li> <li>preliminary design of proposed reticulation pump station and rising main;</li> <li>infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.</li> </ol> <p>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>.</p> <p>c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.</p> | <p>a) Prior to commencement of works other than for Stages 2D, 2E, 5I, 5J, 5K and 5N</p> <p>b) Prior to the commencement of works other than for Stage 2D, 2E, 5I, 5J, 5K and 5N</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement for the relevant sub-stage</p> |
| <p><b>21.</b></p> | <p><b>Compliance Assessment – Local Sewerage Pump Station (SPS) and Rising Main</b></p> <p>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.</p> <p>The Sewerage Network Plan shall include the following:</p> <ol style="list-style-type: none"> <li>population demand updated based on the following conversion rates: <ul style="list-style-type: none"> <li>2.8EP for detached dwelling</li> <li>1.78EP lot for attached dwelling</li> <li>0.1EP for pupil/staff for education establishment</li> </ul> </li> <li>Layout of proposed sub-regional sewerage infrastructure upstream of proposed SPS151 pump station to be constructed by Council;</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to commencement of works other than for Stages 2D and 2E</p>                                                                                                                                                                                                                                                         |

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|            | <ul style="list-style-type: none"> <li>iii. preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades;</li> <li>iv. alignments of sewerage infrastructure that minimise impacts to the vegetation corridors;</li> <li>v. provision for the connection of upstream precincts;</li> <li>vi. preliminary design of proposed reticulation pump station and rising main;</li> <li>vii. infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.</li> </ul> <p>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>.</p> <p>c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.</p>                                  | <p>b) Prior to the commencement of subdivisional works for the first sub-stage within the SPS catchment</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement for the relevant sub-stage</p>                                                                                                |
| <b>21A</b> | <p><b>Compliance Assessment - Temporary Wastewater Tankering Facility for Stages 3C and 3D</b></p> <p>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.</p> <p>b) Construct the Temporary Wastewater Tankering Facility generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>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</p> <p>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.</p> <p>e) Decommission and rehabilitate the Temporary Wastewater Tankering Facility in accordance with the report/strategy submitted under part d) of this condition.</p> | <p>a) Prior to survey plan endorsement of stages 3C and 3D</p> <p>b) Prior to survey plan endorsement of stages 3C and 3D</p> <p>c) Prior to survey plan endorsement of stages 3C and 3D</p> <p>d) Within 3 months of the commissioning of the sewer pump station FC4</p> <p>e) Within 3 months of the commissioning of the sewer pump station FC4</p> |

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| 21B | <b>Tankering of Wastewater for Stages 3C and 3D</b><br><br>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<br><br>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<br><br>b) As indicated                                                                                                                                                                                                                                                            |
| 22. | <b>Compliance Assessment - Stormwater Management (Quality)</b><br><br>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.<br><br>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.<br><br>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.<br><br>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<br><br>b) Prior to commencement of site works for the relevant sub-stage<br><br>c) Prior to survey plan endorsement for the relevant sub-stage<br><br>d) Prior to survey plan endorsement for the relevant sub-stage |
| 23. | <b>Stormwater Management (Quantity)</b><br><br>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.<br><br>b) Construct the works in accordance with the certified plans submitted under part a) of this condition.<br><br>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<br><br>b) Prior to survey plan endorsement for each sub-stage<br><br>c) Prior to survey plan endorsement for each sub-stage                                                                                                                                                     |



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| <b>28.</b>                         | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>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                                                                                                                                                                                            |
| <b>Landscaping and Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                        |
| <b>29.</b>                         | <b>Bushfire Management and Mitigation</b><br><br>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                                                                                                                                                                                            |
| <b>30.</b>                         | <b>Streetscape Works</b><br><br>Either:<br><br>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<br><br>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.<br><br>c) Submit to EDQ Development Assessment DSDI 'As Constructed' plans and asset register in a format acceptable to Council.<br><br>Or:<br><br>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.<br><br>The detailed functional layout plans are to include where applicable:<br><br><ol style="list-style-type: none"> <li>1. location and type of street lighting</li> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.</li> </ol> | a) Prior to commencement of site works for each sub-stage<br><br>b) Prior to survey plan endorsement for each sub-stage<br><br>c) Prior to survey plan endorsement for each sub-stage<br><br>d) Prior to commencement of site works for each sub-stage |



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|            | <p>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.</p> <p>f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.</p> <p>g) Submit to EDQ Development Assessment DSDI 'As Constructed' plans and asset register in a format acceptable to Council.</p> <p>Note: Where an acoustic wall is required, include on relevant drawings the details of proposed acoustic walls.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>e) Prior to commencement of site works for each sub-stage</p> <p>f) Prior to survey plan endorsement for each sub-stage</p> <p>g) Prior to survey plan endorsement for each sub-stage</p> |
| <b>31.</b> | <p><b>Compliance Assessment – Landscape Works (Parks &amp; Open Space)</b></p> <p>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.</p> <p>The detail landscape plans shall generally document, where applicable, the following:</p> <ol style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>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);</li> <li>3. location and details of proposed drainage and stormwater works within the park, including cross-sections;</li> <li>4. locations of electricity and water connections to the park;</li> <li>5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access;</li> <li>6. location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment;</li> <li>7. trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines;</li> <li>8. Q100 and Q5 post-development flood lines for recreation parks;</li> <li>9. location and details of proposed multi-use trail;</li> <li>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>'.</li> </ol> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> | <p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p>                                               |

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|            | <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement of Stage 5D</p>                                                                                                                                                                                    |
| <b>32.</b> | <p><b>Compliance Assessment - Waterway Rehabilitation and Stabilisation – Flagstone Creek</b></p> <p>a) Submit to EDQ Development Assessment DSDI for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Flagstone Creek.</p> <p>The water stabilisation strategy shall include:</p> <ol style="list-style-type: none"> <li>an assessment of geotechnical conditions of the site,</li> <li>proposed locations of detention and bio-retention basins and other infrastructure</li> <li>full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate.</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>Existing contours or site levels, services and features;</li> <li>Proposed finished levels, including sections across and through the waterway at critical points;</li> <li>Vegetation management;</li> <li>Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions);</li> <li>Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</li> </ol> <p>c) Carry out the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>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.</p> <p>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.</p> | <p>a) Prior to submission of pre-construction documentation for stage 4K</p> <p>b) Prior to commencement of site works for stage 4K</p> <p>c) Prior to survey plan endorsement for stage 4K</p> <p>d) Prior to survey plan endorsement for stage 4K</p> <p>e) Prior to survey plan endorsement for stage 4K</p> |



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| 35A                                              | <p><b>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</b></p> <p>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.</p> <p>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</p> <p>b) Construct barrier(s) 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, an asset register in a format acceptable to Council and 'Issued For Construction' plans for noise barriers within the relevant sub-stage.</p> | <p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for each relevant sub-stage</p> <p>c) Prior to survey plan endorsement for each relevant sub-stage</p> |
| <b>Surveying, land dedications and easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                        |
| 36.                                              | <p><b>Land transfers – Contaminated Land</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to survey plan endorsement for the relevant stage                                                                                                                                                                |
| 37.                                              | <p><b>Land transfers – Drainage</b></p> <p>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.</p> <p>The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | At registration of survey plan for the relevant sub-stage                                                                                                                                                              |
| 38.                                              | <p><b>Land Dedication - Parkland</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to the works in these lots being accepted as off-maintenance                                                                                                                                                     |
| 39.                                              | <p><b>Land transfers – Local community facilities</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | At registration of survey plan of stage 4P                                                                                                                                                                             |

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| 40. | <p><b>Land transfers – Sewerage Pump Station lots (Local and Sub-Regional)</b></p> <p>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).</p> <p>The size and location of the lots to be created are to be to the satisfaction of Council.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                       | At registration of survey plan of the relevant sub-stage          |
| 41. | <p><b>Temporary Sub-Regional Sewerage Easements</b></p> <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prior to the commencement of works for the first stage            |
| 42. | <p><b>Easements over Infrastructure</b></p> <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to survey plan endorsement for the relevant sub-stage       |
| 43. | <p><b>Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994</b></p> <p>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 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):</p> <ul style="list-style-type: none"> <li>i. support;</li> <li>ii. shelter;</li> <li>iii. projections;</li> <li>iv. maintenance;</li> <li>v. roof water drainage *; or</li> </ul> | At or prior to survey plan endorsement for the relevant sub-stage |

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|                               | <p>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).</p> <p><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></p>                                                                                                                                                                                                                           |                                                                                      |
| <b>44.</b>                    | <p><b>Small lot development easements for lots not capable of Application of High Density Development Easements</b></p> <p>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).</p> | At or prior to survey plan endorsement for the relevant sub-stage                    |
| <b>Infrastructure Charges</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |
| <b>45.</b>                    | <p><b>Municipal and State Charge</b></p> <p>Pay to the MEDQ the Municipal &amp; State Charge (calculated in accordance with the IFF)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | In accordance with the IFF                                                           |
| <b>46.</b>                    | <p><b>Implementation Charge</b></p> <p>Either:</p> <p>a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID;</p> <p>Or:</p> <p>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.</p>                                                                                                                                                                                                                                                             | <p>a) In accordance with the ICID</p> <p>b) In accordance with the IFF</p>           |
| <b>47.</b>                    | <p><b>Sub-Regional Charge</b></p> <p>Either:</p> <p>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;</p> <p>Or:</p> <p>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.</p>                                                                              | <p>a) In accordance with the SRIA and DSRIA</p> <p>b) In accordance with the IFF</p> |
| <b>48.</b>                    | <p><b>Koala Habitat Offset</b></p> <p>Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to survey plan endorsement for each sub-stage                                  |

| Plan of Development (POD) Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                     |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| No.                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timing                                                              |
| <b>General</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                     |
| 49.                                  | <b>Carry out the approved development - POD</b><br><br>Carry out the approved development generally in accordance with the approved Plan of Development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to commencement of use and to be maintained                   |
| 50.                                  | <b>Compliance Assessment - Detailed design documentation</b><br><br>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.<br><br>b) Detailed design documentation must detail the following:<br>i. Site location<br>ii. Lot size and configuration<br>iii. Building height<br>iv. Plot ratio, gross floor area and site cover<br>v. Number of dwelling units and bedrooms<br>vi. Interface with adjoining dwellings<br>vii. Building design including elevations and materials<br>viii. On-site parking and servicing arrangements<br>ix. Open space provision.<br><br>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                             |
| <b>Infrastructure Charges</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                     |
| 51.                                  | <b>Municipal and State Charge</b><br><br>Pay to the MEDQ the Municipal & State Charge (calculated in accordance with the IFF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | In accordance with the IFF                                          |
| 52.                                  | <b>Implementation Charge</b><br><br>Either:<br><br>a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID;<br><br>Or:<br><br>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<br><br>b) In accordance with the IFF |

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| 53. | <p><b>Sub-Regional Charge</b></p> <p>Either:</p> <p>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;</p> <p>Or:</p> <p>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.</p> | <p>a) In accordance with the SRIA and DSRIA</p> <p>b) In accordance with the IFF</p> |
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#### **STANDARD ADVICE**

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**\*\* End of Package \*\***