



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2022/1313

4 October 2024

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

Email: louisa.sloan@rpsgroup.com.au

Dear Ms Sloan

S89(1)(a) Approval of PDA Development Application

PDA development application DEV2022/1313 for a Development Permit for Reconfiguring a Lot (2 lots into 3 lots and access easement), and development in accordance with a Plan of Development at Flagstonian Drive, Flagstone described as part Lot 907 on SP332140 and part Lot 50050 on SP332140

On 4 October 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Gabrielle Shepherd, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Flagstonian Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Part Lot 907	SP332140
	Part Lot 50050	SP332140

PDA development application details	
DEV reference number	DEV2023/1313
'Properly made' date	26/08/2022
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Reconfiguring a Lot (2 into 3 lots and access easements) and development in accordance with a Plan of Development

PDA development approval details	
Decision of the MEDQ	<p>The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Reconfiguring a Lot (2 into 3 lots and access easements) and development in accordance with a Plan of Development
Decision date	04/10/2024
Currency period	4 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Gabrielle Shepherd, Principal Planner
Manager	Brandon Bouda, Manager
Engineer	Ava Jalali, Engineer
Delegate	Amanda Dryden, Director

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.	Flagstone Town Centre Proposed Stage 1 Subdivision – 2 into 3 Allotments Sheet 1 of 2	110056-533C	15 August 2024
2.	Flagstone Town Centre Proposed Stage 1 Subdivision – 2 into 3 Allotments Sheet 2 of 2	110056-533C	15 August 2024 (as amended in red dated 11/09/2024)
3.	Flagstone Town Centre Lot 30014 Plan of Development	110056-534F	17 September 2024
4.	Flagstone City Town Centre Stage 1 Traffic Assessment, prepared by Bitzios,	P2300.004R Flagstone City_Town Centre Stage 1 TIA	29 August 2024
Supporting Documents		Number	Date
5.	Movement Network Infrastructure Master Plan		
6.	Flagstone City Centre Masterplan Report Section A, prepared by RPS AAP Consulting Pty Ltd	Revision F	19/04/24, as amended in red on 18/07/24

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

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

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

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

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

- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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

DSRCIA means the Developer Sub-regional Charges Infrastructure Agreement {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

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 {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

DCOP means the Development Charges and Offset Plan, prepared by the Economic Development Queensland, dated July 2024 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.

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

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

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
3.	Staging of development The development and all associated works are to be undertaken sequentially in accordance with staging plan	At all times
Construction		
4.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 	a) Prior to commencing work for the relevant stage

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
	<ul style="list-style-type: none"> 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
9.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
10.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
11.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Earthworks and Retaining Walls		
12.	<p>Earthworks - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, preliminary earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with:</p>	<p>a) Prior to commencing</p>

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
	<p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</p> <p>ii) the endorsed Earthworks IMP August 2018.</p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v) provide details of any areas where surplus soils are to be stockpiled;</p> <p>vi) detail protection measures to:</p> <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. <p>b) Submit to EDQ IS detailed engineering design plans, certified by a suitably qualified RPEQ, generally in accordance with the endorsed preliminary plans submitted under part a) of this condition.</p> <p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS, certification from a suitably qualified RPEQ that:</p> <ol style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>earthworks for the relevant stage</p> <p>b) Prior to commencing earthworks for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
13.	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved earthworks as required by condition 12. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ IS certification from a suitably qualified 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.	c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
14.	Roadworks – Public and Private – Compliance Assessment <p>a) Submit to EDQ DA for compliance assessment, Functional Layout Plans, certified by a suitably qualified RPEQ, for all roadworks, including parking bays, traffic devices, footpaths, driveways, and all services. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i> ii) Endorsed Movement IMP (as amended from time to time) iii) Flagstone City Town Centre Stage 1 Traffic Assessment, prepared by Bitzios, dated 29 August 2024; and iv) Relevant Council standards <p>b) Submit to EDQ IS detailed engineering design plans, certified by a RPEQ [civil], generally in accordance with the endorsed Functional layout Plans submitted under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. <p><i>Note: The road in Stage 1C must be delivered prior to any use commencing on Stage 1B</i></p>	<p>a) Prior to the commencement of roadworks for the relevant stage</p> <p>b) Prior to the commencement of roadworks for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
15.	Roadworks – Intersections – Compliance Assessment <p>a) Submit to EDQ DA Functional Layout Plans, certified by a suitably qualified RPEQ, for Parkland Drive/ Centre Access Street (interim and ultimate) and Flagstonian Drive/ Parkland Drive intersections, including signalisations, traffic devices, line marking, swept path diagrams, pedestrian footpaths/ movements and all services. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i> ii) Endorsed Movement IMP (as amended from time to time) 	<p>a) Prior to commencing roadworks for the relevant stage</p>

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
	<ul style="list-style-type: none"> iii) Flagstone City Town Centre Stage 1 Traffic Assessment, prepared by Bitzios, dated 29 August 2024; and iv) Relevant Council standards b) Submit to EDQ IS detailed engineering design plans, certified by a RPEQ [civil], generally in accordance with the endorsed Functional layout Plans submitted under part a) of this condition. c) Construct intersection works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS: <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all intersection works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i> iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<ul style="list-style-type: none"> b) Prior to the commencement of roadworks for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
16.	<p>Roadworks – temporary car park</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, detailed engineering plans, certified by a suitably qualified RPEQ, for all works associated with the temporary car park. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) Flagstone City Town Centre Stage 1 Traffic Assessment, prepared by Bitzios, dated 29 August 2024; and iii) Relevant Council standards. <p>The plans are to include the following detail:</p> <ul style="list-style-type: none"> i) Stormwater management ii) Lighting iii) Car park layout and line marking with a minimum of 72 spaces iv) Safe pedestrian pathway connections to the rec park v) Swept path diagrams vi) Driveway access b) Construct the temporary car park generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: <ul style="list-style-type: none"> i) certification from a suitably qualified RPEQ that all works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the <i>Certification Procedures Manual</i>; and 	<ul style="list-style-type: none"> a) Prior to commencing site works b) Prior to any works commencing on stage 1B c) Prior to any works commencing on stage 1B

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	<p>iii) as-constructed drawings, , certified by a suitably qualified RPEQ, for all works constructed under this condition.</p> <p>d) The operation and management of the temporary car park is to provide for 24 hour unrestricted public access on compliance with part c) of this condition</p> <p><i>NOTE: The operation and management of the temporary car park is ongoing as required by part d) of this condition until such time as the car parking in the regional rec park as shown on the approved landscape concept drawings of DEV2012/402, is operational.</i></p>	d) At all times
17.	<p>Street Lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/ bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as ‘Rate 2 Public Lighting’; iii) be endorsed by Council as the Energex ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>. <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a suitably qualified RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
18.	<p>Water Network Analysis – Compliance assessment</p> <p>Submit to EDQ DA for compliance assessment, a Water Network Analysis report for the Master Plan area, certified by a suitably qualified RPEQ, in accordance with the endorsed Water IMP and the <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>The Water Network Analysis report shall include the following:</p> <ul style="list-style-type: none"> i) Pressure data and pressure management outcomes; ii) Layout of proposed district metering areas in accordance with Council’s requirements; iii) Infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. 	Prior to commencement of site works

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
19.	<p>Sewer Network Plan – Compliance assessment</p> <p>Submit to EDQ DA for compliance assessment, a Sewerage Network Plan report for the Master Plan area certified by a suitably qualified RPEQ, in accordance with the endorsed Sewer IMP and the PDA Guideline No. 13 Engineering standards.</p> <p>The Sewerage Network Plan shall include the following:</p> <ul style="list-style-type: none"> i) Preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; ii) Alignments of sewerage infrastructure that minimises impacts to the vegetation corridor; iii) Provision for the connection of upstream precincts; iv) Infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development. 	<p>Prior to commencement of site works</p>
20.	<p>Water Reticulation</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed Water Network Analysis as required by Condition 20. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: <ul style="list-style-type: none"> i) Logan City Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	<ul style="list-style-type: none"> a) Prior commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
21.	<p>Sewer Reticulation</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a suitably qualified RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed Sewer Network Plan as required by Condition 21. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. 	<ul style="list-style-type: none"> a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: <ul style="list-style-type: none"> i) Logan City Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. 	c) Prior to survey plan endorsement for the relevant stage
22.	Stormwater Management (Quality) <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a suitably qualified RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) The Flagstone City Master Plan approval (DEV2022/1312) b) Construct the stormwater works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage
23.	Stormwater Management (Quantity) <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a suitably qualified RPEQ, for the stormwater drainage system designed generally in accordance with <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) The Flagstone City Master Plan approval (DEV2022/1312) b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of stormwater work b) Prior to survey plan endorsement for the relevant stage
24.	Electricity <ul style="list-style-type: none"> a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
25.	Telecommunications <ul style="list-style-type: none"> a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. 	<ul style="list-style-type: none"> a) Prior to survey plan endorsement for the relevant stage

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	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
26.	Broadband <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Landscape and environment		
27.	Streetscape Works (compliance assessment d)-g)) <p>Either:</p> <p>a) Submit to EDQ IS 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.</p> <p>The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by a suitably qualified RPEQ.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.</p> <p>Or:</p> <p>d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ DA for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA.</p> <p>The detailed functional layout plans are to include where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting; 2. footpath treatments, ensuring any embellishments within do not obstruct maintenance operations. (e.g. proposed boulders are spaced accordingly to allow for mowing or are located in landscaped beds) 	<p>a) Prior to commencement of site works for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to commencement of site works for each stage</p>

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	<p>3. location and types of streetscape furniture;</p> <p>4. location and size of stormwater treatment devices, certified by an REPQ; and</p> <p>5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.</p> <p>e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) 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 IS 'as constructed' plans and asset register in a format acceptable to Council.</p> <p><i>Note: footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i></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>
Surveying, Land Transfers and Easements		
28.	<p>Easements over Infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	At registration of survey plan for the relevant stage
29.	<p>Access Easements</p> <p>Access easements A and B as shown on the approved staging plan are to be provided, in favour of and at no cost to the grantee, , to ensure ongoing 24hr public access.</p> <p>The terms of the access easement are to be to the satisfaction of the relevant authority and are to include provisions for the maintenance, management, as required by the Chief Executive Officer of the authority overseeing the easement.</p>	At Survey Plan endorsement for the relevant stages, and to be maintained at all times
30.	<p>Access easement – temporary car park</p> <p>Access easement C as shown on the approved staging plan is to be provided, in favour of and at no cost to the grantee, over the temporary car park, to ensure ongoing 24hr public access.</p> <p>The terms of the access easement are to be to the satisfaction of the relevant authority and are to include provisions for the maintenance, management, and eventual removal or modification of the easement</p>	At Survey Plan endorsement for the first stage

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	<p>at the end of the temporary period, as required by the Chief Executive Officer of the authority overseeing the easement</p> <p><i>NOTE: The easement for the temporary car park is to be maintained until such time as the car parking in the regional rec park as shown on the approved landscape concept drawings of DEV2012/402, is operational.</i></p>	
Infrastructure		
31.	<p>Municipal & State Charges</p> <p>The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.</p>	In accordance with the DCOP.
32.	<p>Implementation Charge</p> <p>The applicant will:</p> <p>a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or</p> <p>b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP, indexed to the date of payment.</p>	<p>a) In accordance with the ICID; or</p> <p>b) In accordance with the DCOP</p>
33.	<p>Sub-Regional & Value Capture Charges</p> <p>The applicant will:</p> <p>a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or</p> <p>b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP, indexed to the date of payment.</p>	<p>a) In accordance with the SRIA, DSRCA; or</p> <p>b) In accordance with the DCOP</p>
Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
Development in accordance with a POD		
34.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <p>a) the approved POD; and</p> <p>b) any documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to commencement of use
35.	<p>Maintain the approved development</p> <p>Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use

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No.	Condition	Timing
36.	Documentation – Plan of Development (POD) a) Submit to EDQ DA, for Compliance Assessment, documentation for development, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: <ul style="list-style-type: none"> i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) CPTED responses vi) Street activation vii) Building articulation viii) built-form including floor plans, sections, elevations and details of materials; ix) landscaping and open space provision, including deep planting zones, irrigation plans; x) on-site parking, access and servicing; xi) urban servicing arrangements including sewer, water, stormwater connections; and xii) an assessment of compliance with the approved POD. 	a) Prior to commencement of building works b) Prior to commencement of building works
Construction of development in accordance with a POD		
37.	Out of hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
38.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
39.	Certification of Operational Work Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .	At all times
40.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for	a) Prior to commencing work

⁴ The out of hours work request form is available at EDQ's website.

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No.	Condition	Timing
	<p>overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p></p> <p>b) During construction</p> <p>c) During construction</p>
41.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); 	<p>a) Prior to commencing work</p>

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No.	Condition	Timing
	ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
42.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure contributions (uses in accordance with a POD)		
43.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
44.	Implementation Charge The applicant will: a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the DCOP
45.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

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 ****