



Our ref: DEV2018/915/16

28 November 2024

Brisbane Catholic Education
C/- Urbis Ltd
Att: Ms Sophie Lam and Ms Esther Leung
Level 32, 300 George Street
BRISBANE QLD 4000

Email: eleung@urbis.com.au

Dear Ms Lam and Ms Leung

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Educational Establishment and Reconfiguring a Lot for 4 Lots into 7 Lots (One Educational Establishment Lot, One Environmental Corridor Lot, One Service Lot and Four Balance Lots) with New Road and Access Easements in 3 Stages at Flagstonian Drive and Trailblazer Drive, Flagstone described as Lot 907 on SP315400 and Lot 908 on SP311419

On 28 November 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 [Current applications and approvals](#).

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@edq.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	Flagstonian Drive and Trailblazer Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 907	SP315400
	Lot 908	SP311419
PDA development application details		
DEV reference number	DEV2018/915/16	
'Properly made' date	29 October 2024	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Section 99 Amendment Application: Material Change of Use for Educational Establishment Reconfiguring a Lot for 4 Lots into 7 Lots (One Educational Establishment Lot, One Environmental Corridor Lot, One Service Lot and Four Balance Lots) with New Road and Access Easements in 3 Stages	
PDA development approval details		
Decision of the MEDQ	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. The approved amendments are for: • Replace the previously approved Fauna Management Plan (FMP) with the revised FMP. • Amend in red the previously approved Vegetation Management Plan Version C. • Approve Vegetation Management Plan Version D (VMP). • Condition 34 – Amend wording for clarity. • Update the Approved plans and documents table.	
Original Decision date	04 May 2018	
1 st Change to approval date	07 June 2018	
2 nd Change to approval date	31 July 2018	

3 rd Change to approval date	03 August 2018
4 th Change to approval date	15 April 2021
5 th Change to approval date	28 November 2024
Currency period	Six (6) years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner, EDQ DA
Manager	Brandon Bouda, Manager, EDQ DA
Engineer	Sanjib Bhowmick, Senior Engineer, EDQ IS
Delegate	Amanda Dryden, Director, EDQ DA

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.	Vegetation Management Plan Version D – Cover Sheet, prepared by Saunders Havill Group	8047 E 01 Stage 2 VMP D	– (Amended In Red 20 November 2024)
2.	Vegetation Management Plan Vegetation Clearing – Notes, prepared by Saunders Havill Group	8047 E 02 Stage 2 VMP D	05 September 2024
3.	Vegetation Management Plan – Key Plan, prepared by Saunders Havill Group	8047 E 03 Stage 2 VMP D	26 August 2024
4.	Vegetation Management Plan – Detail Sheet 04, prepared by Saunders Havill Group	8047 E 04 Stage 2 VMP D	26 August 2024
5.	Vegetation Management Plan – Detail Sheet 05, prepared by Saunders Havill Group	8047 E 05 Stage 2 VMP D	26 August 2024
6.	Vegetation Management Plan – Detail Sheet 06, prepared by Saunders Havill Group	8047 E 06 Stage 2 VMP D	26 August 2024
7.	Vegetation Management Plan – Detail Sheet 07, prepared by Saunders Havill Group	8047 E 07 Stage 2 VMP D	26 August 2024
8.	Vegetation Management Plan – Detail Sheet 08, prepared by Saunders Havill Group	8047 E 08 Stage 2 VMP D	26 August 2024
9.	Vegetation Management Plan – Detail Sheet 09, prepared by Saunders Havill Group	8047 E 09 Stage 2 VMP D	26 August 2024

Approved plans and documents			
10.	Vegetation Management Plan – Detail Sheet 10, prepared by Saunders Havill Group	8047 E 10 Stage 2 VMP D	26 August 2024
11.	Vegetation Management Plan – Clearing Direction, prepared by Saunders Havill Group	8047 E 11 Stage 2 VMP D	27 August 2024
12.	Tree Schedule, prepared by Saunders Havill Group	VMP D Tree Schedule - Job 8047 Sheets 1 to 7	26 August 2024
13.	Vegetation Management Plan Version C – Cover Sheet, prepared by Saunders Havill Group	8047 E 01 Stage 2 VMP C	– (Amended In Red 19 November 2024)
14.	Vegetation Management Plan Vegetation Clearing – Notes, prepared by Saunders Havill Group	8047 E 02 Stage 2 VMP C	19/06/2018 (Amended In Red 19 November 2024)
15.	Vegetation Management Plan - Key Plan, prepared by Saunders Havill Group	8047 E 03 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
16.	Vegetation Management Plan – Detail Sheet 10, prepared by Saunders Havill Group	8047 E 10 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
17.	Vegetation Management Plan – Detail Sheet 11, prepared by Saunders Havill Group	8047 E 11 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
18.	Vegetation Management Plan – Detail Sheet 12, prepared by Saunders Havill Group	8047 E 12 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
19.	Vegetation Management Plan – Detail Sheet 13, prepared by Saunders Havill Group	8047 E 13 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
20.	Vegetation Management Plan – Detail Sheet 14, prepared by Saunders Havill Group	8047 E 14 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
21.	Vegetation Management Plan – Detail Sheet 15, prepared by Saunders Havill Group	8047 E 15 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
22.	Vegetation Management Plan – Detail Sheet 16, prepared by Saunders Havill Group	8047 E 16 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
23.	Vegetation Management Plan – Detail Sheet 17, prepared by Saunders Havill Group	8047 E 17 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
24.	Vegetation Management Plan – Detail Sheet 18, prepared by Saunders Havill Group	8047 E 18 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)

Approved plans and documents			
25.	Vegetation Management Plan – Detail Sheet 19, prepared by Saunders Havill Group	8047 E 19 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
26.	Vegetation Management Plan – Detail Sheet 20, prepared by Saunders Havill Group	8047 E 20 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
27.	Vegetation Management Plan – Detail Sheet 21, prepared by Saunders Havill Group	8047 E 21 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
28.	Vegetation Management Plan – Clearing Direction, prepared by Saunders Havill Group	8047 E 22 Stage 2 VMP C	21/06/2018 (Amended In Red 19 November 2024)
29.	Tree Schedule, prepared by Saunders Havill Group	Tree Schedule - 8047 Sheets 1 to 32	25 May 2018
30.	Fauna Management Plan, prepared by Saunders Havill Group	8047, Issue D	05 September 2024
Plans and documents previously approved on 07 June 2018		Number	Date
31.	Reconfiguration of Lot Stage 2 Overall	110056-361, Rev G	05/06/2018
32.	Reconfiguration of Lot Stage 2A, 2B & 2C	110056-361, Rev G	05/06/2018

Compliance assessment	
Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:	
a) The applicant must: i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time). ii) submit to EDQ DA a duly completed Compliance Assessment form². iii) submit to EDQ DA the documentation as required under the relevant condition. b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.	

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.

Compliance assessment

- 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 – Reconfiguration of a Lot

No.	Condition	Timing
General		
1.	Carry Out the Approved Development Carry out the approved development (reconfiguration of a Lot) generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
Engineering		
2.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the	a) Prior to commencement of site works if undertaken in accordance with Condition 4(a) – 4(d) of

	<i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. 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.	this approval b) At all times during construction
3.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works if undertaken in accordance with Condition 49(a) – 4(d) of this approval b) At all times during construction
4.	Roads – Temporary All-Weather Access Either: a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings certified by a RPEQ for the provision of an all-weather access extension of Flagstonian Drive within Stage 2A, including temporary culverts and public lighting generally in accordance with the following plans/documents: i. Reconfiguration of Lot Stage 2A, 2B & 2C, Drawing No. 110056-361 Rev. G, prepared by RPS and dated 05/06/18. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement

	c) Submit to EDQ Development Assessment, DSDMIP '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. Or d) Pay to MEDQ an uncompleted works bond acceptable to MEDQ for a temporary all-weather access road to proposed Lot 50010, either as an extension to Flagstonian Drive or via the existing New Beith Road reserve.	c) Prior to survey plan endorsement d) Prior to survey plan endorsement
5.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	At all times during construction
Landscaping and Environment		
6.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association) The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site. b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works if undertaken in accordance with Condition 4(a) – 4(d) b) At all times during construction
Surveying, Land Dedications and Easements		
7.	New Beith Road Closure Submit to EDQ Development Assessment, DSDMIP confirmation that the portion of the New Beith Road reserve through proposed Lots 50010 and 50011 has been closed.	Prior to survey plan endorsement
8.	Road Dedication - Flagstonian Drive Dedicate as road reserve at no cost to the MEDQ the section of Flagstonian Drive extension (Stage 2A) generally in accordance with that shown on Reconfiguration of Lot Stage 2A, 2B & 2C, Drawing No. 110056-361 Rev. G, prepared by RPS and dated 05/06/18.	At plan sealing of the first stage

9.	Land transfers – Sewerage Lot Transfer, in fee simple, to Council as trustee Lot 50011 for sewerage infrastructure purposes.	At registration of survey plan
10.	Land transfers – open space Transfer, in fee simple, to Council as trustee Lot 90010 for open space purposes.	Prior to 30 June-2021
11.	Easement - Future trunk gravity sewer Provide in favour of and at no cost to Council, 10m wide easement to allow the construction of a trunk gravity sewer from the interim pump station to the West of the site to ultimate pump station location (Lot 50011). The plan and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
12.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
Infrastructure Charges		
13.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision is submitted for endorsement on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or – where a plan of subdivision is submitted for endorsement more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment. All charges are to be indexed to the date of payment in accordance with the IFF.	Prior to the endorsement of the plan of subdivision.

PDA Development Conditions – Material Change of Use – Educational Establishment (Lot 50010)		
No.	Condition	Timing
14.	Carry out the approved development – Educational Establishment Carry out the approved Educational Establishment development generally in accordance with the relevant conditions as set out below.	Prior to commencement of use and to be maintained
15.	Certification of Operational Works All operational works for contributed assets undertaken in accordance with this approval must 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>
16.	Compliance Assessment - Plans/supporting information Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the educational establishment development on Lot 50010. The plans and/supporting information must detail the following: i. site location ii. lot size and configuration iii. building envelopes and locations iv. building height v. plot ratio, gross floor area and site cover vi. building design including elevations, materials and sub-tropical design outcomes vii. maintenance sheds located away from easements and areas subject to flood inundation viii. on-site parking (staff and visitors) and servicing arrangements, including vehicle, bicycle and pedestrian access points ix. pick up / drop off locations x. traffic analysis addressing impact on surrounding road network xi. adjacent bus stops (where applicable) xii. on-site landscaping outcomes xiii. playing fields / ovals located on the southern portion of the lot adjacent to the waterway corridor. The development will be assessed against the provisions of the relevant EDQ Guidelines.	Prior to commencement of building works

Engineering		
17. Construction Management Plan	a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
18. Traffic Management Plan	a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
19. Filling and Excavation	a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>.	a) Prior to commencement of site works for the relevant stage

	The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
20.	Compliance Assessment - Flagstonian Drive Extension a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% concept engineering design/construction drawings certified by a RPEQ for the extension of Flagstonian Drive within Stage 2A, including culverts and public lighting generally in accordance with <i>PDA Guideline No. 13 Engineering standards – roads</i> and the following plans/documents: i. Reconfiguration of Lot Stage 2A, 2B & 2C, Dwg No. 110056-361 Rev. G, prepared by RPS and dated 05/06/18. ii. The endorsed Movement Network Infrastructure Master Plan V 2.0 dated June 2015, as amended from time to time. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design/construction drawings certified by a RPEQ for the extension of Flagstonian Drive within Stage 2A, including culverts and public lighting generally in accordance with the endorsed concept plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with this condition.	a) Prior to commencement of site works on Lot 50010 b) Prior to commencement of site works on Lot 50010 c) Prior to commencement of use on Lot 50010 d) Prior to commencement of use on Lot 50010
21.	Compliance Assessment – Flagstonian Drive Extension - Sandy Creek Crossing a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment generally in accordance with <i>PDA Guideline 13 – Engineering standards – Stormwater quantity</i>.	a) Prior to commencement of site works on Lot 50010

	i. detailed 85% design engineering concept plans certified by a RPEQ for the Flagstonian Drive Sandy Creek crossing drainage structure(s); and ii. flood modelling and hydraulic calculations certified by a RPEQ for the upstream catchment. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans for the Sandy Creek drainage structure(s) certified by a RPEQ generally in accordance with the endorsed concept plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans including an asset register certified by a RPEQ in a format acceptable to the Council.	b) Prior to commencement of site works on Lot 50010 c) Prior to commencement of use on Lot 50010 d) Prior to commencement of use on Lot 50010
22.	Street Lighting – Flagstonian Drive Extension a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ-electrical to all roads, including footpaths/cycle tracks within the road reserve. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/cycle tracks within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	Prior to commencement of use on Lot 50010
23.	Water - Trunk a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans certified by a RPEQ for the extension of the 250mm diameter trunk water main along Flagstonian Drive and the decommissioning of the 150mm diameter temporary main crossing of Sandy Creek generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>, to coincide with the commissioning of the	a) Prior to commencement of site works on Lot 50010

	250mm diameter trunk water main along Flagstonian Drive extension. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the registered service provider's current adopted standards.	b) Prior to commencement of use on Lot 50010 c) Prior to commencement of use on Lot 50010
24.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
25.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
26.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
27.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or written evidence from confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of works
28.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

29. Telecommunications	Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
30. Broadband	Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use
31. Gas	Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of use
32. Public Infrastructure – Damage, Repairs and Relocation	Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscaping and Environment		
33. Compliance Assessment - Bushfire Management	a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a bushfire management plan, certified by a suitably qualified professional detailing the following: i. The bushfire protection buffers relevant to educational establishment (Lot 50010) ii. Mitigation measures for all buildings on Lot 50010 that are impacted by bushfire; iii. Construction requirements in accordance with AS3959-2009 <i>Construction of buildings in bushfire prone areas</i> for incorporation into the Construction Management Plan iv. On-going maintenance and responsibilities within the bushfire protection zone; v. Requirements for a bushfire covenant for any balance land associated with the development; and vi. Mechanism for updating the bushfire management plan at regular intervals.	a) Prior to commencement of building works

	b) Undertake any works which arise from the endorsed bushfire management plan required under part a) of this condition. c) Provide verification from a suitably qualified professional that the works required have been carried out in accordance with this condition.	b) Prior to commencement of use c) Prior to commencement of use
34.	Vegetation Clearing and Fauna Management a) Undertake all vegetation clearing and fauna management in accordance with the endorsed Natural Environment Overarching Site Strategy and the approved documents. b) Submit to EDQ Development Assessment, DSDMIP a plan showing the location of the nest boxes installed as required by the approved Fauna Management Plan, document no. 8047, Issue D, dated 05 September 2024.	a) At all times during vegetation clearing b) Within 3 months of completion of clearing
35.	Compliance Assessment – Streetscape Works – Flagstonian Drive a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, certified by an AILA, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath, cycle track treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works on Lot 50010 b) Prior to commencement of use on Lot 50010 c) Prior to commencement of use on Lot 50010
36.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed stormwater quality design plans certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use

	c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to commencement of use
37. Outdoor Lighting	Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
38. Erosion and Sediment Management	a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). The erosion and sediment control plan must include appropriate measures for managing any dispersive soils on the site in accordance b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of roadworks and site works b) At all times during construction
39. Refuse Collection	Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
40. Infrastructure Contributions	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date, or – where the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of payment. All charges are to be indexed to the date of payment in accordance with the IFF.	Prior to the commencement of use

STANDARD ADVICE

Please note that in order 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.

New Beith Road Reserve Closure

The ultimate lot configuration as shown in the approved plans also includes an area of road to be closed (condition 7 of this approval), being the subject of a concurrent road closure application (DEV2013/417).

**** End of Package ****