



Our ref: DEV2024/1491

7 May 2025

Peet Flagstone City Pty Ltd
C/-RPS AAP Consulting Pty Ltd
Att: Nick Meadows
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006

Email: nick.meadows@rpsconsulting.com

Dear Mr Meadows

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

Development Permit for Reconfiguring a Lot – 4 lots into 1,631 residential lots, 9 non-residential lots, open space, new roads, balance lots, and associated Plan of Development at New Beith and Everdell Roads, New Beith described as Lot 1 on RP35155, Lot 989 on RP854074, Lot 908 on SP335853 and Lot 911 on SP340300

On 7 May 2025, 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 | | |
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| Name of priority development area (PDA) | Greater Flagstone | |
| Site address | New Beith and Everdell Roads, New Beith | |
| Lot on plan description | Lot number | Plan description |
| | Lot 1 | RP35155 |
| | Lot 989 | RP854074 |
| | Lot 908 | SP335853 |
| | Lot 911 | SP340300 |
| PDA development application details | | |
| DEV reference number | DEV2024/1491 | |
| 'Properly made' date | 20 March 2024 | |
| 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 | 1631 residential lots, 9 non-residential lots, open space, new roads, balance lots, and associated Plan of Development | |
| PDA development approval details | | |
| Decision of the MEDQ | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. | |
| Decision date | 7 May 2025 | |
| Currency period | 4 years from the date of the decision | |
| Assessment Team | | |
| Assessment Manager (Lead) | Gabrielle Shepherd, Principal Planner | |
| Manager | Leila Torrens, Manager | |
| Engineer | Jack Landsberg, Principal Technical Officer | |
| 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 CA3 South Stages 8-14 Overall Plan of Subdivision, prepared by RPS | 110056-639 Rev B | 12/12/2024 |
| 2. | Flagstone CA3 South Stages 8-14 Overall Plan of Subdivision Statistics, prepared by RPS | 110056-640 Rev B | 12/12/2024 |
| 3. | Flagstone CA3 South Stage 14 Overall Plan of Subdivision, prepared by RPS | 110056-623 Rev B | 12/12/2024 |
| 4. | Flagstone CA3 South Stage 14 Plan of Subdivision, prepared by RPS | 110056-624 Rev B | 12/12/2024 |
| 5. | Flagstone CA3 South Stage 14A-14D Overall Plan of Subdivision, prepared by RPS | 110056-625 Rev B | 12/12/2024 |
| 6. | Flagstone CA3 South Stage 14E-14G & 14I Plan of Subdivision, prepared by RPS | 110056-626 Rev B | 12/12/2024 |
| 7. | Flagstone CA3 South Stage 14L, 14M - 14O Plan of Subdivision, prepared by RPS | 110056-627 Rev B | 12/12/2024 |
| 8. | Flagstone CA3 South Stage 4J, 14K & 14P Plan of Subdivision, prepared by RPS | 110056-628 Rev B | 12/12/2024 |
| 9. | Flagstone CA3 South Stage 14H, 14Q-2, 14Q-3 & 14R Plan of Subdivision, prepared by RPS | 110056-629 Rev B | 12/12/2024 |
| 10. | Flagstone CA3 South Stage 14S-1 - 14S-5 Plan of Subdivision, prepared by RPS | 110056-630 Rev B | 12/12/2024 |
| 11. | Flagstone CA3 South Stage 14 Overall Plan of Development, prepared by RPS | 110056-631 Rev B | 12/12/2024 |
| 12. | Flagstone CA3 South Stage 14 Overall Plan of Development Notes, prepared by RPS | 110056-632 Rev B | 12/12/2024 |
| 13. | Flagstone CA3 South Stage 14a - 14d Plan of Development, prepared by RPS | 110056-633 Rev B | 12/12/2024 |
| 14. | Flagstone CA3 South Stage 14E - 14G & 14I Plan of Development, prepared by RPS | 110056-634 Rev B | 12/12/2024 |
| 15. | Flagstone CA3 South Stage 14L, 14M - 14O Plan of Development, prepared by RPS | 110056-635 Rev B | 12/12/2024 |
| 16. | Flagstone CA3 South Stage 14J, 14K & 14P Plan of Development, prepared by RPS | 110056-636 Rev B | 12/12/2024 |
| 17. | Flagstone CA3 South Stage 14H - 14R Plan of Development, prepared by RPS | 110056-637 Rev B | 12/12/2024 |
| 18. | Flagstone CA3 South Stage 14 Parking Management Plan, prepared by RPS | 110056-638 Rev B | 12/12/2024 |
| 19. | Flagstone CA3 South Stage 14 Plan of Subdivision, prepared by RPS | 110056-639 Rev B | 12/12/2024 |

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| 20. | Flagstone CA3 South Stage 13 Overall Plan of Subdivision, prepared by RPS | 110056-607 Rev B | 12/12/2024 |
| 21. | Flagstone CA3 South Stage 13 Overall Statistics, prepared by RPS | 110056-608 Rev B | 12/12/2024 |
| 22. | Flagstone CA3 South Stage 13A, 13C & 13M Plan of Subdivision, prepared by RPS | 110056-609 Rev B | 12/12/2024 |
| 23. | Flagstone CA3 South Stage 13B & 13H Plan of Subdivision, prepared by RPS | 110056-610 Rev B | 12/12/2024 |
| 24. | Flagstone CA3 South Stage 13D - 13F Plan of Subdivision, prepared by RPS | 110056-611 Rev B | 12/12/2024 |
| 25. | Flagstone CA3 South Stage 13J-2, 13J-3, 13J-4, 13K & 13L Plan of Subdivision, prepared by RPS | 110056-612 Rev B | 12/12/2024 |
| 26. | Flagstone CA3 South Stage 13B & 13G Plan of Subdivision, prepared by RPS | 110056-613 Rev B | 12/12/2024 |
| 27. | Flagstone CA3 South Stage 13 Overall Plan of Development, prepared by RPS | 110056-614 Rev B | 12/12/2024 Amended in Red 07/05/2025 |
| 28. | Flagstone CA3 South Stage 13 Overall Plan of Development Notes, prepared by RPS | 110056-615 Rev B | 12/12/2024 Amended in Red 07/05/2025 |
| 29. | Flagstone CA3 South Stage 13A, 13C & 13M Plan of Development, prepared by RPS | 110056-616 Rev B | 12/12/2024 Amended in Red 07/05/2025 |
| 30. | Flagstone CA3 South Stage 13B & 13H Plan of Development, prepared by RPS | 110056-617 Rev B | 12/12/2024 Amended in Red 07/05/2025 |
| 31. | Flagstone CA3 South Stage 13D - 13F Plan of Development, prepared by RPS | 110056-618 Rev B | |
| 32. | Flagstone CA3 South Stage 13K & 13L Plan of Development, prepared by RPS | 110056-620 Rev B | |
| 33. | Flagstone CA3 South Stage 13B & 13G Plan of Development, prepared by RPS | 110056-621 Rev B | 12/12/2024 Amended in Red 07/05/2025 |
| 34. | Flagstone CA3 South Stage 13 Overall Parking Management Plan, prepared by RPS | 110056-622 Rev B | 12/12/2024 |
| 35. | Flagstone CA3 South Stage 12 Overall Plan of Subdivision, prepared by RPS | 110056-596 Rev B | 12/12/2024 |
| 36. | Flagstone CA3 South Stage 12 Overall Statistics, prepared by RPS | 110056-597 Rev B | 12/12/2024 |
| 37. | Flagstone CA3 South Stage 12A - 12B Plan of Subdivision, prepared by RPS | 110056-598 Rev B | 12/12/2024 |
| 38. | Flagstone CA3 South Stage 12C - 12E Plan of Subdivision, prepared by RPS | 110056-599 Rev B | 12/12/2024 |
| 39. | Flagstone CA3 South Stage 12F - 12I Plan of Subdivision, prepared by RPS | 110056-600 Rev B | 12/12/2024 |

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| 40. | Flagstone CA3 South Stage 12 Overall Plan of Development, prepared by RPS | 110056-601 Rev B | 12/12/2024 |
| 41. | Flagstone CA3 South Stage 12 Overall Plan of Development Notes, prepared by RPS | 110056-602 Rev B | 12/12/2024 |
| 42. | Flagstone CA3 South Stage 12A - 12B Plan of Development, prepared by RPS | 110056-603 Rev B | 12/12/2024 |
| 43. | Flagstone CA3 South Stage 12C - 12E Plan of Development, prepared by RPS | 110056-604 Rev B | 12/12/2024 |
| 44. | Flagstone CA3 South Stage 12F - 12I Plan of Development, prepared by RPS | 110056-605 Rev B | 12/12/2024 |
| 45. | Flagstone CA3 South Stage 12 Overall Parking Management Plan, prepared by RPS | 110056-606 Rev B | 12/12/2024 |
| 46. | Flagstone CA3 South Stage 11 Overall Plan of Subdivision, prepared by RPS | 110056-584 Rev B | 12/12/2024 |
| 47. | Flagstone CA3 South Stage 11 Overall Statistics, prepared by RPS | 110056-585 Rev B | 12/12/2024 |
| 48. | Flagstone CA3 South Stage 11A - 11E Plan of Subdivision, prepared by RPS | 110056-586 Rev B | 12/12/2024 |
| 49. | Flagstone CA3 South Stage 11B - 11D Plan of Subdivision, prepared by RPS | 110056-587 Rev B | 12/12/2024 |
| 50. | Flagstone CA3 South Stage 11F - 11H Plan of Subdivision, prepared by RPS | 110056-588 Rev B | 12/12/2024 |
| 51. | Flagstone CA3 South Stage 11I - 11J Plan of Subdivision, prepared by RPS | 110056-589 Rev B | 12/12/2024 |
| 52. | Flagstone CA3 South Stage 11I & 11J Plan of Subdivision, prepared by RPS | 110056-590 Rev B | 12/12/2024 |
| 53. | Flagstone CA3 South Stage 11A - 11E Plan of Development, prepared by RPS | 110056-591 Rev B | 12/12/2024 |
| 54. | Flagstone CA3 South Stage 11 Overall Plan of Development Notes, prepared by RPS | 110056-592 Rev B | 12/12/2024 |
| 55. | Flagstone CA3 South Stage 11A - 11E Plan of Development, prepared by RPS | 110056-593 Rev B | 12/12/2024 |
| 56. | Flagstone CA3 South Stage 11B - 11D Plan of Development, prepared by RPS | 110056-594 Rev B | 12/12/2024 |
| 57. | Flagstone CA3 South Stage 11 Parking Management Plan, prepared by RPS | 110056-595 Rev B | 12/12/2024 |
| 58. | Flagstone CA3 South Stage 10 Overall Plan of Subdivision, prepared by RPS | 110056-573 Rev B | 12/12/2024 |
| 59. | Flagstone CA3 South Stage 10 Overall Statistics, prepared by RPS | 110056-574 Rev B | 12/12/2024 |
| 60. | Flagstone CA3 South Stage 10A - 10D Plan of Subdivision, prepared by RPS | 110056-575 Rev B | 12/12/2024 |
| 61. | Flagstone CA3 South Stage 10E - 10G & 10I Plan of Subdivision, prepared by RPS | 110056-576 Rev B | 12/12/2024 |

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| 62. | Flagstone CA3 South Stage 10F, 10H & 10T Plan of Subdivision, prepared by RPS | 110056-577 Rev B | 12/12/2024 |
| 63. | Flagstone CA3 South Stage 10 Overall Plan of Development, prepared by RPS | 110056-578 Rev B | 12/12/2024 |
| 64. | Flagstone CA3 South Stage 10 Overall Plan of Development Notes, prepared by RPS | 110056-579 Rev B | 12/12/2024 |
| 65. | Flagstone CA3 South Stage 10A - 10D Plan of Development, prepared by RPS | 110056-580 Rev B | 12/12/2024 |
| 66. | Flagstone CA3 South Stage 10E - 10G & 10I Plan of Subdivision, prepared by RPS | 110056-581 Rev B | 12/12/2024 |
| 67. | Flagstone CA3 South Stage 10F, 10H & 10T Plan of Development, prepared by RPS | 110056-582 Rev B | 12/12/2024 |
| 68. | Flagstone CA3 South Stage 10 Parking Management Plan, prepared by RPS | 110056-583 Rev B | 12/12/2024 |
| 69. | Flagstone CA3 South Stage 9 Overall Plan of Subdivision, prepared by RPS | 110056-558 Rev B | 12/12/2024 |
| 70. | Flagstone CA3 South Stage 9 Overall Statistics, prepared by RPS | 110056-559 Rev B | 12/12/2024 |
| 71. | Flagstone CA3 South Stage 9A-2, 9B, 9C-1 & 9C-2 Plan of Subdivision, prepared by RPS | 110056-560 Rev B | 12/12/2024 |
| 72. | Flagstone CA3 South Stage 9E & 9H Plan of Subdivision, prepared by RPS | 110056-561 Rev B | 12/12/2024 |
| 73. | Flagstone CA3 South Stage 9D-1, 9D-2, 9G & 9I Plan of Subdivision, prepared by RPS | 110056-562 Rev B | 12/12/2024 |
| 74. | Flagstone CA3 South Stage F, 9G, 9J - 9L Plan of Subdivision, prepared by RPS | 110056-563 Rev B | 12/12/2024 |
| 75. | Flagstone CA3 South Stage 9A-1, 9M & 9N Plan of Subdivision, prepared by RPS | 110056-564 Rev B | 12/12/2024 |
| 76. | Flagstone CA3 South Stage 9 Overall Plan of Subdivision, prepared by RPS | 110056-565 Rev B | 12/12/2024 |
| 77. | Flagstone CA3 South Stage 9 Overall Plan of Development Notes, prepared by RPS | 110056-566 Rev B | 12/12/2024 |
| 78. | Flagstone CA3 South Stage 9A-2, 9B, 9C-1 & 9C-2 Plan of Development, prepared by RPS | 110056-567 Rev B | 12/12/2024 |
| 79. | Flagstone CA3 South Stage 9E & 9H Plan of Development, prepared by RPS | 110056-568 Rev B | 12/12/2024 |
| 80. | Flagstone CA3 South Stage 9D-1, 9D-2, 9E - 9I Plan of Development, prepared by RPS | 110056-569 Rev B | 12/12/2024 |
| 81. | Flagstone CA3 South Stage 9F, 9G, 9J - 9L Plan of Development, prepared by RPS | 110056-570 Rev B | 12/12/2024 |
| 82. | Flagstone CA3 South Stage 9M & 9N Plan of Development, prepared by RPS | 110056-571 Rev B | 12/12/2024 |
| 83. | Flagstone CA3 South Stage 9 Parking Management Plan, prepared by RPS | 110056-572 Rev B | 12/12/2024 |

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| 84. | Flagstone CA3 South Stage 8 Plan of Subdivision, prepared by RPS | 110056–557 Rev B | 12/12/2024 |
| 85. | Flagstone Context Area 3 Landscape Master Plan, prepared by RPS | Rev B | 02/09/2024 |
| 86. | Fauna Management Plan, Flagstone Context Area 3 (CA3) south, prepared by Saunders Havill Group | Job No. 9850 Issue D | 30/08/2024 |
| 87. | Vegetation Management Plan - Context Plan 3 Area - Phase 1 Bulk Earthworks, prepared by Saunders Havill Group | 9850 E 02 CP3 Stage 1 VMP A – Vegetation Clearing Notes | 5 March 2024 |
| 88. | | 9850 E 03 CP3 Stage 1 VMP C – Key Plan | 27 August 2024 |
| 89. | | 9850 E 04-82 CP3 Stage 1 VMP C – Detail Sheets | 30 August 2024 |
| 90. | | 9850 E 83 CP3 Stage 1 VMP C – Clearing Direction | 27 August 2024 |
| 91. | | Appendix A – Stage CP3 Phase 1 Tree Schedule | 27 August 2024 |
| 92. | Flagstone Development, Context Area 3 (CA3) South Road Traffic Noise Intrusion Assessment, Stages 8-14, prepared by SLR | 620.v10512.02002 Rev 2 | 18 March 2024 |
| 93. | Geotechnical Site Investigation & Landslide Risk Assessment @ Context 3, New Beith Road Flagstone QLD 4280, prepared by Qualtest Geotechnical and Laboratory | 6464 – 24-338 | 22/08/2024 |
| 94. | Bushfire management plan, prepared by LEC | 24020 FINAL | 2 October 2024 |
| 95. | Flagstone City Context Area 3 South Traffic & Transport Assessment, prepared by Bitzios Consulting | P2300.001R Flagstone City CA3 South TIA | 14/02/2025 |
| 96. | Flagstone City CA3 South Site-Based Stormwater Management Plan, prepared by Engeny | QC4012_002-REP-004-2 Rev 2 | 23/08/2024 |
| 97. | Trunk Sewer Cover Plan, prepared by Colliers | 20-0211-DA-0600 Rev A | 22/08/2024 |
| 98. | Trunk Sewer Overall Layout Plan, prepared by Colliers | 20-0211-DA-0610 Rev A | 22/08/2024 |
| 99. | Trunk Sewer Layout Plan Sheet 1 of 7, prepared by Colliers | 20-0211-DA-0611 Rev A | 22/08/2024 |
| 100. | Trunk Sewer Layout Plan Sheet 2 of 7, prepared by Colliers | 20-0211-DA-0612 Rev A | 22/08/2024 |
| 101. | Trunk Sewer Layout Plan Sheet 3 of 7, prepared by Colliers | 20-0211-DA-0613 Rev A | 22/08/2024 |

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| 102. | Trunk Sewer Layout Plan Sheet 4 of 7, prepared by Colliers | 20-0211-DA-0614 Rev A | 22/08/2024 |
| 103. | Trunk Sewer Layout Plan Sheet 5 of 7, prepared by Colliers | 20-0211-DA-0615 Rev A | 22/08/2024 |
| 104. | Trunk Sewer Layout Plan Sheet 6 of 7, prepared by Colliers | 20-0211-DA-0616 Rev A | 22/08/2024 |
| 105. | Trunk Sewer Layout Plan Sheet 7 of 7, prepared by Colliers | 20-0211-DA-0617 Rev A | 22/08/2024 |
| 106. | Trunk Sewer Longitudinal Sections Sheet 1 of 6, prepared by Colliers | 20-0211-DA-0620 Rev A | 22/08/2024 |
| 107. | Trunk Sewer Longitudinal Sections Sheet 2 of 6, prepared by Colliers | 20-0211-DA-0621 Rev A | 22/08/2024 |
| 108. | Trunk Sewer Longitudinal Sections Sheet 3 of 6, prepared by Colliers | 20-0211-DA-0622 Rev A | 22/08/2024 |
| 109. | Trunk Sewer Longitudinal Sections Sheet 4 of 6, prepared by Colliers | 20-0211-DA-0623 Rev A | 22/08/2024 |
| 110. | Trunk Sewer Longitudinal Sections Sheet 5 of 6, prepared by Colliers | 20-0211-DA-0624 Rev A | 22/08/2024 |
| 111. | Trunk Sewer Longitudinal Sections Sheet 6 of 6, prepared by Colliers | 20-0211-DA-0625 Rev A | 22/08/2024 |
| 112. | Trunk Sewer Cover Plan, prepared by Colliers | 20-0211-500 | |
| 113. | General Notes & Live Works, prepared by Colliers | 20-0211-501 | |
| 114. | Trunk Sewer Layout Plan Sheet 1, prepared by Colliers | 20-0211-502 | |
| 115. | Trunk Sewer Layout Plan Sheet 2, prepared by Colliers | 20-0211-503 | |
| 116. | Trunk Sewer Layout Plan Sheet 3, prepared by Colliers | 20-0211-504 | |
| 117. | Trunk Sewer Layout Plan Sheet 4, prepared by Colliers | 20-0211-505 | |
| 118. | Trunk Sewer Layout Plan Sheet 5, prepared by Colliers | 20-0211-506 | |
| 119. | Trunk Sewer Longitudinal Sections Sheet 1, prepared by Colliers | 20-0211-507 | |
| 120. | Trunk Sewer Longitudinal Sections Sheet 2, prepared by Colliers | 20-0211-508 | |
| 121. | Trunk Sewer Longitudinal Sections Sheet 3, prepared by Colliers | 20-0211-509 | |
| 122. | Trunk Sewer Longitudinal Sections Sheet 4, prepared by Colliers | 20-0211-510 | |
| 123. | Trunk Sewer Cover Plan | 23-0202-1700 | |
| 124. | General Notes & Live Works | 23-0202-1700 | |
| 125. | Trunk Sewer Overall Layout Plan | 23-0202-1710 | |
| 126. | Trunk Sewer Layout Plan Sheet 1 of 5 | 23-0202-1711 | |
| 127. | Trunk Sewer Layout Plan Sheet 2 of 5 | 23-0202-1712 | |

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| 128. | Trunk Sewer Layout Plan Sheet 3 of 5 | 23-0202-1713 | |
| 129. | Trunk Sewer Layout Plan Sheet 4 of 5 | 23-0202-1714 | |
| 130. | Trunk Sewer Layout Plan Sheet 5 of 5 | 23-0202-1715 | |
| 131. | Trunk Sewer Longitudinal Sections Sheet 1 of 4 | 23-0202-1716 | |
| 132. | Trunk Sewer Longitudinal Sections Sheet 2 of 4 | 23-0202-1717 | |
| 133. | Trunk Sewer Longitudinal Sections Sheet 3 of 4 | 23-0202-1718 | |
| 134. | Trunk Sewer Longitudinal Sections Sheet 4 of 4 | 23-0202-1719 | |
| 135. | Typical Bored and Embedment Detail | 23-0202-1720 | |
| 136. | Sewer Trunk Main M.H. Construction Notes Sheet 1 of 2 | 23-0202-1721 | |
| 137. | Sewer Trunk Main M.H. Construction Notes Sheet 2 of 2 | 23-0202-1722 | |
| 138. | Flagstone City Area 3 South – Pipe Sizes, prepared by Digital Water Solutions | J0000347 Map No: SEW-DIA | 6/02/2025 amended in red 6/05/2025 |
| 139. | Flagstone Development – water mains diameter (mm) | J0000347 Map No: Diameter | 19/02/2025 |
| 140. | Concept Bulk Earthworks Overall Layout | DA-0100, Rev C | 13 February 2025 |
| 141. | Concept Bulk Earthworks Layout Plan Sheet 1 of 31 | DA-0101, Rev D | 26 March 2025 |
| 142. | Concept Bulk Earthworks Layout Plan Sheet 2 of 31 | DA-0102, Rev C | 13 February 2025 |
| 143. | Concept Bulk Earthworks Layout Plan Sheet 3 of 31 | DA-0103, Rev C | 13 February 2025 |
| 144. | Concept Bulk Earthworks Layout Plan Sheet 4 of 31 | DA-0104, Rev C | 13 February 2025 |
| 145. | Concept Bulk Earthworks Layout Plan Sheet 5 of 31 | DA-0105, Rev C | 13 February 2025 |
| 146. | Concept Bulk Earthworks Layout Plan Sheet 6 of 31 | DA-0106, Rev C | 13 February 2025 |
| 147. | Concept Bulk Earthworks Layout Plan Sheet 7 of 31 | DA-0107, Rev C | 13 February 2025 |
| 148. | Concept Bulk Earthworks Layout Plan Sheet 8 of 31 | DA-0108, Rev C | 13 February 2025 |
| 149. | Concept Bulk Earthworks Layout Plan Sheet 9 of 31 | DA-0109, Rev C | 13 February 2025 |
| 150. | Concept Bulk Earthworks Layout Plan Sheet 10 of 31 | DA-0110, Rev C | 13 February 2025 |
| 151. | Concept Bulk Earthworks Layout Plan Sheet 11 of 31 | DA-0111, Rev C | 13 February 2025 |
| 152. | Concept Bulk Earthworks Layout Plan Sheet 12 of 31 | DA-0112, Rev C | 13 February 2025 |
| 153. | Concept Bulk Earthworks Layout Plan Sheet 13 of 31 | DA-0113, Rev C | 13 February 2025 |
| 154. | Concept Bulk Earthworks Layout Plan Sheet 14 of 31 | DA-0114, Rev C | 13 February 2025 |
| 155. | Concept Bulk Earthworks Layout Plan Sheet 15 of 31 | DA-0115, Rev C | 13 February 2025 |
| 156. | Concept Bulk Earthworks Layout Plan Sheet 16 of 31 | DA-0116, Rev C | 13 February 2025 |
| 157. | Concept Bulk Earthworks Layout Plan Sheet 17 of 31 | DA-0117, Rev C | 13 February 2025 |
| 158. | Concept Bulk Earthworks Layout Plan Sheet 18 of 31 | DA-0118, Rev C | 13 February 2025 |
| 159. | Concept Bulk Earthworks Layout Plan Sheet 19 of 31 | DA-0119, Rev C | 13 February 2025 |
| 160. | Concept Bulk Earthworks Layout Plan Sheet 20 of 31 | DA-0120, Rev C | 13 February 2025 |
| 161. | Concept Bulk Earthworks Layout Plan Sheet 21 of 31 | DA-0121, Rev C | 13 February 2025 |

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| 162. | Concept Bulk Earthworks Layout Plan Sheet 22 of 31 | DA-0122, Rev C | 13 February 2025 |
| 163. | Concept Bulk Earthworks Layout Plan Sheet 23 of 31 | DA-0123, Rev C | 13 February 2025 |
| 164. | Concept Bulk Earthworks Layout Plan Sheet 24 of 31 | DA-0124, Rev C | 13 February 2025 |
| 165. | Concept Bulk Earthworks Layout Plan Sheet 25 of 31 | DA-0125, Rev C | 13 February 2025 |
| 166. | Concept Bulk Earthworks Layout Plan Sheet 26 of 31 | DA-0126, Rev C | 13 February 2025 |
| 167. | Concept Bulk Earthworks Layout Plan Sheet 27 of 31 | DA-0127, Rev C | 13 February 2025 |
| 168. | Concept Bulk Earthworks Layout Plan Sheet 28 of 31 | DA-0128, Rev C | 13 February 2025 |
| 169. | Concept Bulk Earthworks Layout Plan Sheet 29 of 31 | DA-0129, Rev C | 13 February 2025 |
| 170. | Concept Bulk Earthworks Layout Plan Sheet 30 of 31 | DA-0130, Rev C | 13 February 2025 |
| 171. | Concept Bulk Earthworks Layout Plan Sheet 31 of 31 | DA-0131, Rev C | 13 February 2025 |
| 172. | Concept Bulk Sections Sheet 1 of 3 | DA-0150, Rev C | 13 February 2025 |
| 173. | Concept Bulk Sections Sheet 2 of 3 | DA-0151, Rev C | 13 February 2025 |
| 174. | Concept Bulk Sections Sheet 3 of 3 | DA-0152, Rev C | 13 February 2025 |
| 175. | Concept Roadworks and Drainage Layout Plan Sheet 1 of 31 | DA-0200, Rev C | 13 February 2025 |
| 176. | Concept Roadworks and Drainage Layout Plan Sheet 2 of 31 | DA-0201, Rev C | 13 February 2025 |
| 177. | Concept Roadworks and Drainage Layout Plan Sheet 3 of 31 | DA-0202, Rev C | 13 February 2025 |
| 178. | Concept Roadworks and Drainage Layout Plan Sheet 4 of 31 | DA-0203, Rev C | 13 February 2025 |
| 179. | Concept Roadworks and Drainage Layout Plan Sheet 5 of 31 | DA-0204, Rev C | 13 February 2025 |
| 180. | Concept Roadworks and Drainage Layout Plan Sheet 6 of 31 | DA-0205, Rev C | 13 February 2025 |
| 181. | Concept Roadworks and Drainage Layout Plan Sheet 7 of 31 | DA-0206, Rev C | 13 February 2025 |
| 182. | Concept Roadworks and Drainage Layout Plan Sheet 8 of 31 | DA-0207, Rev C | 13 February 2025 |
| 183. | Concept Roadworks and Drainage Layout Plan Sheet 9 of 31 | DA-0208, Rev C | 13 February 2025 |
| 184. | Concept Roadworks and Drainage Layout Plan Sheet 10 of 31 | DA-0209, Rev C | 13 February 2025 |
| 185. | Concept Roadworks and Drainage Layout Plan Sheet 11 of 31 | DA-0210, Rev C | 13 February 2025 |
| 186. | Concept Roadworks and Drainage Layout Plan Sheet 12 of 31 | DA-0211, Rev C | 13 February 2025 |
| 187. | Concept Roadworks and Drainage Layout Plan Sheet 13 of 31 | DA-0212, Rev C | 13 February 2025 |
| 188. | Concept Roadworks and Drainage Layout Plan Sheet 14 of 31 | DA-0213, Rev C | 13 February 2025 |

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| 189. | Concept Roadworks and Drainage Layout Plan Sheet 15 of 31 | DA-0214, Rev C | 13 February 2025 |
| 190. | Concept Roadworks and Drainage Layout Plan Sheet 16 of 31 | DA-0215, Rev C | 13 February 2025 |
| 191. | Concept Roadworks and Drainage Layout Plan Sheet 17 of 31 | DA-0216, Rev C | 13 February 2025 |
| 192. | Concept Roadworks and Drainage Layout Plan Sheet 18 of 31 | DA-0217, Rev C | 13 February 2025 |
| 193. | Concept Roadworks and Drainage Layout Plan Sheet 19 of 31 | DA-0218, Rev C | 13 February 2025 |
| 194. | Concept Roadworks and Drainage Layout Plan Sheet 20 of 31 | DA-0219, Rev C | 13 February 2025 |
| 195. | Concept Roadworks and Drainage Layout Plan Sheet 21 of 31 | DA-0220, Rev C | 13 February 2025 |
| 196. | Concept Roadworks and Drainage Layout Plan Sheet 22 of 31 | DA-0221, Rev C | 13 February 2025 |
| 197. | Concept Roadworks and Drainage Layout Plan Sheet 23 of 31 | DA-0222, Rev C | 13 February 2025 |
| 198. | Concept Roadworks and Drainage Layout Plan Sheet 24 of 31 | DA-0223, Rev C | 13 February 2025 |
| 199. | Concept Roadworks and Drainage Layout Plan Sheet 25 of 31 | DA-0224, Rev C | 13 February 2025 |
| 200. | Concept Roadworks and Drainage Layout Plan Sheet 26 of 31 | DA-0225, Rev C | 13 February 2025 |
| 201. | Concept Roadworks and Drainage Layout Plan Sheet 27 of 31 | DA-0226, Rev C | 13 February 2025 |
| 202. | Concept Roadworks and Drainage Layout Plan Sheet 28 of 31 | DA-0227, Rev C | 13 February 2025 |
| 203. | Concept Roadworks and Drainage Layout Plan Sheet 29 of 31 | DA-0228, Rev C | 13 February 2025 |
| 204. | Concept Roadworks and Drainage Layout Plan Sheet 30 of 31 | DA-0229, Rev C | 13 February 2025 |
| 205. | Concept Roadworks and Drainage Layout Plan Sheet 31 of 31 | DA-0230, Rev C | 13 February 2025 |
| 206. | Concept Road Types Layout | DA-0250, Rev C | 13 February 2025 |
| 207. | Concept Road Typical Cross Sections | DA-0251, Rev C | 13 February 2025 |
| 208. | Concept Major Roads Layout Plan | DA-0300, Rev C | 13 February 2025 |
| 209. | Concept Road 1 Longitudinal Section Sheet 1 of 3 | DA-0301, Rev C | 13 February 2025 |
| 210. | Concept Road 1 Longitudinal Section Sheet 2 of 3 | DA-0302, Rev C | 13 February 2025 |
| 211. | Concept Road 1 Longitudinal Section Sheet 3 of 3 | DA-0303, Rev C | 13 February 2025 |
| 212. | Concept Road 2 Longitudinal Section | DA-0304, Rev C | 13 February 2025 |
| 213. | Concept Road 3 Longitudinal Section | DA-0305, Rev C | 13 February 2025 |

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| 214. | Concept Bio Retention Overall Layout Plan | DA-0400, Rev C | 13 February 2025 |
| 215. | Concept Sewerage and Water Reticulation Overall Layout | DA-0500, Rev C | 13 February 2025 |
| 216. | Concept Sewerage and Water Reticulation Layout Plan Sheet 1 of 32 | DA-0501, Rev C | 13 February 2025 |
| 217. | Concept Sewerage and Water Reticulation Layout Plan Sheet 2 of 32 | DA-0502, Rev C | 13 February 2025 |
| 218. | Concept Sewerage and Water Reticulation Layout Plan Sheet 3 of 32 | DA-0503, Rev C | 13 February 2025 |
| 219. | Concept Sewerage and Water Reticulation Layout Plan Sheet 4 of 32 | DA-0504, Rev C | 13 February 2025 |
| 220. | Concept Sewerage and Water Reticulation Layout Plan Sheet 5 of 32 | DA-0505, Rev C | 13 February 2025 |
| 221. | Concept Sewerage and Water Reticulation Layout Plan Sheet 6 of 32 | DA-0506, Rev C | 13 February 2025 |
| 222. | Concept Sewerage and Water Reticulation Layout Plan Sheet 7 of 32 | DA-0507, Rev C | 13 February 2025 |
| 223. | Concept Sewerage and Water Reticulation Layout Plan Sheet 8 of 32 | DA-0508, Rev C | 13 February 2025 |
| 224. | Concept Sewerage and Water Reticulation Layout Plan Sheet 9 of 32 | DA-0509, Rev C | 13 February 2025 |
| 225. | Concept Sewerage and Water Reticulation Layout Plan Sheet 10 of 32 | DA-0510, Rev C | 13 February 2025 |
| 226. | Concept Sewerage and Water Reticulation Layout Plan Sheet 11 of 32 | DA-0511, Rev C | 13 February 2025 |
| 227. | Concept Sewerage and Water Reticulation Layout Plan Sheet 12 of 32 | DA-0512, Rev C | 13 February 2025 |
| 228. | Concept Sewerage and Water Reticulation Layout Plan Sheet 13 of 32 | DA-0513, Rev C | 13 February 2025 |
| 229. | Concept Sewerage and Water Reticulation Layout Plan Sheet 14 of 32 | DA-0514, Rev C | 13 February 2025 |
| 230. | Concept Sewerage and Water Reticulation Layout Plan Sheet 15 of 32 | DA-0515, Rev C | 13 February 2025 |
| 231. | Concept Sewerage and Water Reticulation Layout Plan Sheet 16 of 32 | DA-0516, Rev C | 13 February 2025 |
| 232. | Concept Sewerage and Water Reticulation Layout Plan Sheet 17 of 32 | DA-0517, Rev C | 13 February 2025 |
| 233. | Concept Sewerage and Water Reticulation Layout Plan Sheet 18 of 32 | DA-0518, Rev C | 13 February 2025 |
| 234. | Concept Sewerage and Water Reticulation Layout Plan Sheet 19 of 32 | DA-0519, Rev C | 13 February 2025 |
| 235. | Concept Sewerage and Water Reticulation Layout Plan Sheet 20 of 32 | DA-0520, Rev C | 13 February 2025 |

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| 236. | Concept Sewerage and Water Reticulation Layout Plan Sheet 21 of 32 | DA-0521, Rev C | 13 February 2025 |
| 237. | Concept Sewerage and Water Reticulation Layout Plan Sheet 22 of 32 | DA-0522, Rev C | 13 February 2025 |
| 238. | Concept Sewerage and Water Reticulation Layout Plan Sheet 23 of 32 | DA-0523, Rev C | 13 February 2025 |
| 239. | Concept Sewerage and Water Reticulation Layout Plan Sheet 24 of 32 | DA-0524, Rev C | 13 February 2025 |
| 240. | Concept Sewerage and Water Reticulation Layout Plan Sheet 25 of 32 | DA-0525, Rev C | 13 February 2025 |
| 241. | Concept Sewerage and Water Reticulation Layout Plan Sheet 26 of 32 | DA-0526, Rev C | 13 February 2025 |
| 242. | Concept Sewerage and Water Reticulation Layout Plan Sheet 27 of 32 | DA-0527, Rev C | 13 February 2025 |
| 243. | Concept Sewerage and Water Reticulation Layout Plan Sheet 28 of 32 | DA-0528, Rev C | 13 February 2025 |
| 244. | Concept Sewerage and Water Reticulation Layout Plan Sheet 29 of 32 | DA-0529, Rev C | 13 February 2025 |
| 245. | Concept Sewerage and Water Reticulation Layout Plan Sheet 30 of 32 | DA-0530, Rev C | 13 February 2025 |
| 246. | Concept Sewerage and Water Reticulation Layout Plan Sheet 31 of 32 | DA-0531, Rev C | 13 February 2025 |
| 247. | Concept Sewerage and Water Reticulation Layout Plan Sheet 32 of 32 | DA-0532, Rev C | 13 February 2025 |
| Supporting plans and documents | | | |
| 248. | Flagstone City Masterplan Flood Management Strategy | QC4012_002-REP-001-4 Rev 4 | 26 August 2024 |
| 249. | New Beith Road – Flagstone, Road Functional Package Homestead Drive, Flagstone, prepared by Colliers | Project No: 22-0145 P100-P133 Rev A P140-P159 Rev A P170-P185 Rev A P190-P222 Rev A P300-P313 Rev A | 12/09/2024 |
| 250. | New Beith Road – Flagstone, Road Functional Package Homestead Drive, Flagstone, prepared by Colliers | Project No: 19-0158 100 Rev 3 101-107 Rev 4 110-115 Rev 3 | 6/10/2022 |

Preamble, abbreviations, and definitions

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.

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 {"Yarrabilba PDA" OR "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).

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

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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.

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. | <p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <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 sub-stage |
| 2. | <p>Street naming</p> <p>Submit to EDQ DA a schedule of street names approved by Council.</p> | Prior to survey plan endorsement for the relevant sub-stage |
| 3. | <p>Entry walls or features</p> <p>The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment.</p> | As indicated |
| Construction | | |
| 4. | <p>Hours of Work – Construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p> | During construction unless otherwise endorsed |
| 5. | <p>Out of Hours Work – Compliance Assessment</p> <p>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 form³.</p> | Minimum of 10 business days prior to proposed out of hours work commencement date |
| 6. | <p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p> | At all times |
| 7. | <p>Certification of Operational Work for Contributed Assets</p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p> | At all times |
| 8. | <p>Construction Management Plan</p> <ul style="list-style-type: none"> 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"> a) Prior to commencing work for the relevant sub-stage |

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

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <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. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. | <ul style="list-style-type: none"> b) During construction c) During construction |
| 9. | <p>Erosion and Sediment Management</p> <ul style="list-style-type: none"> 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: <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>. b) Implement the certified ESCP submitted under part a) of this condition. <p><i>Note: Temporary erosion and sediment control measures are not to result in removal of additional vegetation beyond approved development footprint</i></p> | <ul style="list-style-type: none"> a) Prior to commencing work for the relevant sub-stage b) During construction |
| 10. | <p>Traffic Management Plan</p> <ul style="list-style-type: none"> 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: | <ul style="list-style-type: none"> a) Prior to commencing work for the relevant sub-stage |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p> | <p>b) During construction</p> |
| 11. | <p>Public Infrastructure (Damage, Repairs and Relocation)</p> <ul style="list-style-type: none"> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p> | <ul style="list-style-type: none"> a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage |
| 12. | <p>Fencing</p> <p>Fences to be constructed by the developer along the common boundaries to all rear draining residential lots and those with multiple neighbours in Stage 13.</p> <p>Fencing is not to prejudice outcomes related to condition 32 (Stormwater – quantity)</p> | <p>Prior to survey plan endorsement for the relevant sub-stage</p> |
| Earthworks and Retaining Walls | | |
| 13. | <p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans. <p>The certified earthworks plans are to:</p> | <ul style="list-style-type: none"> a) Prior to commencing earthworks for the relevant sub-stage |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. | <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> |
| 14. | <p>Compliance assessment - Earthworks</p> <p>a) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the proposed batter between CH420-540 of Road 4 located on Concept Bulk Earthworks plan DA-0120 Rev C (Sheet 20 of 31). This batter is to be modified to be a single tier retaining wall/batter hybrid to minimise impact on existing vegetation.</p> <p>b) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the area in proximity to Waterway C to the west and north-west of Road 1 located on Concept Bulk Earthworks plans DA-0101 Rev C (Sheet 1) and DA-0105 Rev C (Sheet 5). The earthworks plans are to display the extent of environmental constraints of the mapped waterway.</p> <p>The plans are to be certified by a suitably qualified RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved earthworks/functional layout plans. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: | <p>a) Prior to commencing earthworks for the relevant sub-stage</p> <p>b) Prior to any vegetation clearing in Stage 14 and adjacent green space areas.</p> |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <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>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 RPEQ certification 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>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> |
| 15. | <p>Compliance assessment - Retaining Walls</p> <p>a) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the proposed batter between CH420-540 of Road 4 located on Concept Bulk Earthworks plan DA-0120 Rev C (Sheet 20 of 31). This batter is to be modified to be a single tier retaining wall/batter hybrid to minimise impact on existing vegetation. The plans are to be certified by a suitably qualified RPEQ, for 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/functional layout plans. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p> | <p>a) Prior to commencing earthworks 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> |
| 16. | <p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a 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 plans. <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 sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p> | <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> |
| Roadworks, urban servicing and stormwater management | | |
| 17. | <p>Roadworks – Internal</p> <p>a) Submit to EDQ IS, detailed engineering plans, certified by a suitably qualified RPEQ, for all roadworks, including parking bays, indented bus bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>, and the approved Functional Layout Plans.</p> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) 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 suitably qualified RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. | <p>a) Prior to commencing roadworks</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> |
| 18. | <p>Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (north of and including Flagstonian Dr intersection)</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road between the development boundary and the northern PDA boundary.</p> <p>The interim 2 lane road layout on the ultimate alignment shall generally include the following:</p> <ul style="list-style-type: none"> i) Two (2) lane (interim) upgrade of New Beith Road ((R004A, R008A and R007A on Map 3: Transport (roads) – DCOP Map June 2022), from the northern boundary of the PDA to (and including) the New Beith Road/Flagstonian Drive intersection (at the location for RI005A shown on Map 4: Transport (intersections) – DCOP Map June 2022), including earthworks, and bridge RB001A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022); ii) culverts RC001A and RC011A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022), for the interim (two (2) lane) design for the New Beith Road upgrade in paragraph (i) above; iii) New Beith Road/Flagstonian Drive priority controlled intersection (RI005A on Map 4: Transport (intersections) – DCOP Map June 2022), <p>Including all infrastructure that is:</p> <ul style="list-style-type: none"> i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(iii) above, to the extent reasonably required for the provision of that infrastructure; and | <p>a) Prior to commencement of works</p> |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <p>ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(iii) above.</p> <p>b) Submit to EDQ IS for compliance assessment, detailed design plans for the ultimate functional road layout, including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road.</p> <p>The interim 2 lane road layout on the ultimate alignment shall generally include the following:</p> <ul style="list-style-type: none"> . 32m road reserve width . 4 x 3.5m wide traffic lanes . 5m median . 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) <p>c) Construct the works generally in accordance with the RPEQ certified plans required under parts a) and b) of this condition.</p> <p>d) Submit to EDQ IS ‘as constructed’ drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>b) Prior to commencement of works</p> <p>c) Prior to 30 November 2026</p> <p>d) Prior to 30 November 2026</p> |
| 19. | <p>Dedication of new road reserve – New Beith Rd - South of Flagstonian Dr intersection to Lot 1 on SP351245 (formerly Lot 3 on RP45236)</p> <p>Dedicate stages 11L-1 and 11L-2 as road reserve.</p> | <p>Prior to endorsement of the 200th lot of this approval</p> |
| 20. | <p>Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (South of Flagstonian Dr intersection to Gateway Drive Intersection) and intersections</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road south of Flagstonian Drive intersection to Lot 3 on RP45236.</p> <p>The interim 2 lane road layout on the ultimate alignment shall generally include the following:</p> <ul style="list-style-type: none"> i) Two (2) lane (interim) upgrade of New Beith Road (R022A and R013A on Map 3: Transport (roads) – DCOP Map June 2022), from the south of Flagstonian Dr intersection to and including the intersection at the location for RI007A shown on Map 4: Transport (intersections) – DCOP Map June 2022, including earthworks; ii) culverts RC010A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022), for the interim (two (2) lane) design for the New Beith Road upgrade in paragraph (i) above; iii) New Beith Road priority controlled intersection (RI007A on Map 4: Transport (intersections) – DCOP Map June 2022) <p>Including all infrastructure that is:</p> <ul style="list-style-type: none"> i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(iii) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(iii) above. | <p>a) Prior to endorsement of the 150th lot of this approval</p> |

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| | <p>b) Submit to EDQ IS for compliance assessment detailed design plans for the ultimate functional road layout including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road.</p> <p>The interim 2 lane road layout on the ultimate alignment shall generally include the following:</p> <ul style="list-style-type: none"> . 32m road reserve width . 4 x 3.5m wide traffic lanes . 5m median . 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) <p>c) Construct the works generally in accordance with the RPEQ certified plans required under part a) of this condition.</p> <p>d) Submit to EDQ IS ‘as constructed’ drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>b) Prior to commencement of works</p> <p>c) Prior to commencement of use of Lot 50033 or Lot 30015 (whichever occurs first)</p> <p>d) Prior to commencement of use of Lot 50033 or Lot 30015 (whichever occurs first)</p> |
| 21. | <p>Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (Gateway Drive Intersection to Lot 1 on SP351245 (formerly Lot 3 on RP45236))</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road south of Flagstonian Drive intersection to Lot 3 on RP45236/ Lot 1 on SP351245.</p> <p>The interim 2 lane road layout on the ultimate alignment shall generally include the two (2) lane (interim) upgrade of New Beith Road (R022A and R013A on Map 3: Transport (roads) – DCOP Map June 2022), from the south of Flagstonian Dr intersection to Lot 3 on RP45236/Lot 1 on SP351245, including earthworks.</p> <p>Including all infrastructure that is:</p> <ol style="list-style-type: none"> i) ancillary to, and services related to, the infrastructure identified in paragraph (i) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraph (i) above. <p>b) Submit to EDQ IS for compliance assessment detailed design plans for the ultimate functional road layout including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road.</p> <p>The interim 2 lane road layout on the ultimate alignment shall generally include the following:</p> <ul style="list-style-type: none"> . 32m road reserve width . 4 x 3.5m wide traffic lanes . 5m median . 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) | <p>a) Prior to endorsement of the 150th lot of this approval</p> <p>b) Prior to commencement of works</p> |

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| | <p>c) Construct the works generally in accordance with the RPEQ certified plans required under part a) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>c) Prior to the survey plan endorsement of the 1500th lot of this approval</p> <p>d) Prior to the survey plan endorsement of the 1500th lot of this approval</p> |
| 22. | <p>Street Lighting</p> <p>Comply with either parts a) 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 sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to on-maintenance for the relevant sub-stage</p> |
| 23. | <p>Compliance Assessment – Water Pump Station</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design plans and report certified by a RPEQ, for a proposed variable speed pump station, including back-up generator and standby pumping units to ensure continuity of supply, to service the development, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>b) Construct the pump station generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of the water pump station constructed in accordance with this condition, including an asset register, commissioning report and test results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <p>Note: <i>the water pump station will establish a temporary booster supply zone to service lots within the proposed demand management area DM2. Once the Round Mountain Reservoir HLZ 2 is constructed, the water pump station with the downstream DN300 will be converted to the dedicated feed to the HLZ reservoir.</i></p> | <p>a) Prior to commencement of works of the first stage</p> <p>b) Prior to survey plan endorsement for the first stage</p> <p>c) Prior to survey plan endorsement for the first stage</p> |

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| 24. | <p>Compliance Assessment – Interim Pressure management zone for Stage 11</p> <p>Prior to the Round Mountain Reservoir and associated trunk main are constructed in accordance with condition 26 of this approval:</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design plans and report certified by a RPEQ, for the water supply infrastructure to service to Stage 11, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>The water infrastructure shall ensure that the maximum pressure to the properties within the low-lying areas of Stage 11, is generally in accordance with the adopted Council’s DSS. At minimum, the report shall at minimum assessing the following options:</p> <p>i) servicing the low-lying areas of Stage 11 with a parallel water main connected upstream of the proposed booster pump station</p> <p>ii) installation of temporary pressure reducing valve to ensure the DSS maximum pressure requirement is met during the supply of the temporary booster supply arrangement.</p> <p>b) Construct the water supply infrastructure generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of the water pump station constructed in accordance with this condition, including an asset register, commissioning report and test results in accordance with:</p> <p>i) Council’s current adopted standards; and</p> <p>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</p> | <p>a) Prior to commencement of works of the first sub-stage within Stage 11</p> <p>b) Prior to commencement of works of the first sub-stage within Stage 11</p> <p>c) Prior to commencement of works of the first sub-stage within Stage 11</p> |
| 25. | <p>Compliance Assessment – DN300 trunk main</p> <p>a) Submit to EDQ IS for compliance assessment, detailed design plans certified by a RPEQ, for the proposed DN300 trunk main from the trunk network within New Beith Road to the western boundary of the land subject to this approval, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of the water pump station constructed in accordance with this condition, including an asset register, commissioning report and test results in accordance with:</p> <p>i) Council’s current adopted standards; and</p> <p>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</p> <p>Note: the water pump station will establish a temporary booster supply zone to service lots within the proposed demand management area DM2 through the DN300 main. Once the Round Mountain Reservoir HLZ 2 is constructed, the water pump station with the downstream DN300 will be converted to the dedicated feed to the HLZ reservoir.</p> | <p>a) Prior to survey plan endorsement 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> |

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| 26. | <p>Compliance Assessment – Round Mountain High Level Reservoir and associated trunk mains</p> <p>a) Submit to EDQ IS, for compliance assessment preliminary design plans and report for the proposed HLZ reservoir with a bottom water level of 145m AHD and associated trunk mains, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>The preliminary design report shall include:</p> <ul style="list-style-type: none"> i) reservoir siting assessment study, including identification of suitable access arrangement ii) preliminary plans for proposed dedicated feed main and outlet main to the development iii) Preliminary plans for the two proposed PRVs, considering opportunity of colocation, for the proposed district metered areas DM1 and DM2. iv) Changes required to the water pump station and downstream network to switch from the interim booster supplied zone to the ultimate gravity fed zone. <p>b) Submit to EDQ IS, for compliance assessment, detailed design plans, certified by a RPEQ, for the HLZ1 reservoir and associated trunk mains and change to the water pump station in accordance with the endorsed preliminary design plans 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 IS ‘as constructed’ plans, certified by an RPEQ, of the reservoir and associated trunk mains and PRVs, constructed in accordance with this condition, including an asset register, commissioning report and test results in accordance with:</p> <ul style="list-style-type: none"> i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. | <p>a) Prior to survey plan endorsement of the 500th lot of this approval</p> <p>b) Prior to survey plan endorsement of the 1000th lot of this approval</p> <p>c) Prior to survey plan endorsement of the 1500th lot of this approval</p> <p>d) Prior to survey plan endorsement of the 1500th lot of this approval</p> |
| 27. | <p>Compliance Assessment - Relocation of trunk water main</p> <p>a) Submit to EDQ IS, for compliance assessment detailed design plans, certified by a RPEQ for the relocation of the existing DN375 trunk water main within Stage 10 and 11 to the New Beith Road reserve, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>.</p> <p>b) Construct water reticulation works generally in accordance with the endorsed plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. | <p>a) Prior to commencement of works for Stage 10 and 11</p> <p>b) Prior to survey plan endorsement of any lots within Stage 10 and 11</p> <p>c) Prior to survey plan endorsement of any lots within Stage 10 and 11</p> |

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| | <p>Note: the relocation of the existing DN375 trunk main is triggered by the proposed development layout and therefore the relocation will be a full developer's cost.</p> | |
| 28. | <p>Water Reticulation</p> <p>a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Water Mains diameter plan prepared by DWS and dated 4/2/25 <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. | <p>a) Prior commencing water reticulation work 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> |
| 29. | <p>Compliance Assessment – Augmentation of existing DN225 sewer</p> <p>a) Submit to EDQ DA, for compliance assessment detailed design plans certified by a RPEQ, for the augmentation of the existing DN225 trunk sewer from MH 3/6 to MH 3/1 to provide additional 588 EP capacity, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <p>Note: the augmentation of the existing DN225 sewer is required to provide additional capacity to service Stage 10. The augmentation may be addressed with the redirection of the reticulation sewer connected to MH 3/6.</p> | <p>a) Prior to the plan sealing of the first lot within Stage 10</p> <p>b) Prior to the plan sealing of the first lot within Stage 10</p> <p>c) Prior to the plan sealing of the first lot within Stage 10</p> |
| 30. | <p>Compliance Assessment – Sandy Creek Trunk Sewer</p> <p>a) Submit to EDQ IS, for compliance assessment detailed design plans and report certified by a RPEQ, for the extension of the Sandy Creek Trunk Sewer from Stage 5 to the future connection to the reticulation network for Stage 11, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>.</p> <p>The detailed design plans and report shall include:</p> <ul style="list-style-type: none"> i) Route selection to minimise impact to existing vegetation, while maintaining a cost-effective conveyance solution | <p>a) Prior to commencement of works of Stage 8, 9 and 11</p> |

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| | <ul style="list-style-type: none"> ii) Preliminary plans to upstream further extend to demonstrating adequate level to service upstream catchments. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an 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) 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"> b) Prior to survey plan endorsement of any lots within Stage 8, 9 and 11 c) Prior to survey plan endorsement of any lots within Stage 8, 9 and 11 |
| 31. | <p>Compliance Assessment – Flagstone Creek Trunk Sewer</p> <ul style="list-style-type: none"> a) Submit to EDQ IS, for compliance assessment detailed design plans and report certified by a RPEQ, for the extension of the Sandy Creek Trunk Sewer from MH 4/1, near the pump station FC4, to the future connection of the reticulation network for Stage 14, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. <p>The detailed design plans and report shall include:</p> <ul style="list-style-type: none"> i) Route selection to minimise impact to existing vegetation, while maintaining a cost-effective conveyance solution ii) Preliminary plans to upstream further extend to demonstrating adequate level to service upstream catchments. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an 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) 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 to commencement of works of Stage 12, 13 and 14 b) Prior to survey plan endorsement of the relevant sub-stage c) Prior to survey plan endorsement of of the relevant sub-stage |
| 32. | <p>Sewer Reticulation for Stage 8, 9, 10 and 11</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The approved Sewerage Network Pipe Sizes plan b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an 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"> a) Prior the commencing sewer reticulation work relevant sub-stage b) Prior to survey plan endorsement relevant sub-stage c) Prior to survey plan endorsement relevant sub-stage |

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| | <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. | |
| 33. | <p>Compliance Assessment - Sewer Reticulation for Stage 12, 13 and 14</p> <ul style="list-style-type: none"> a) Submit to EDQ IS for compliance assessment, an updated sewerage network plan, certified by a RPEQ, for Stage 12, 13 and 14. The plan shall include <ul style="list-style-type: none"> i) Ultimate sewerage connections to the municipal network ii) Any proposed interim servicing solution, including maximum EP capacity and timing for decommission b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed catchments plan required under part a) of this condition. c) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS 'as constructed' plans, certified by an 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) Council's current adopted standards; and ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <p>Note to applicant: any interim servicing solution endorsed by EDQ will be subject to an uncompleted works bonding agreement to ensure timely delivery of the ultimate infrastructure.</p> | <ul style="list-style-type: none"> a) Prior to commencement of works for Stage 12, 13 and 14 b) Prior the commencing sewer reticulation work relevant sub-stage c) Prior to survey plan endorsement relevant sub-stage d) Prior to survey plan endorsement relevant sub-stage |
| 34. | <p>Compliance Assessment - Stormwater Management (Quality)</p> <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 <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, relevant IMPs and OSSs (as updated from time to time) and the approved plans and documents. b) Construct stormwater 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, including an asset register, in a format acceptable to Council. | <ul style="list-style-type: none"> a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage |
| 35. | <p>Compliance Assessment - Stormwater Management (Quantity)</p> <ul style="list-style-type: none"> a) Submit to EDQ IS for compliance assessment, detailed engineering drawings and hydraulic calculations, certified by a suitably qualified RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards –</i> | <ul style="list-style-type: none"> a) Prior to the first stage discharging to the stormwater detention device or; |

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| | <p>Stormwater quantity, relevant IMPs and OSSs (as updated from time to time), and the approved plans and documents</p> <p>These plans are to include any inter-allotment drainage and proposed easements. In particular, the plans are to address overland flow from rear draining lots within Stage 13.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a suitably qualified RPEQ including an asset register in a format acceptable to Council.</p> | <p>Provide an RPEQ certified technical memo demonstrating the allowable limit of construction before stormwater runoff exceeds pre-development flows.</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> |
| 36. | <p>Compliance Assessment - Stormwater – Infrastructure Masterplan</p> <p>Submit to EDQ IS for compliance assessment, an updated infrastructure master plan for stormwater infrastructure.</p> <p>In addition to the requirements set out in condition 3 of the DEV2012/209 Approval, this infrastructure master plan must include the following:</p> <ul style="list-style-type: none"> i) a Flooding Report that includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The report is to demonstrate no worsening impact on state infrastructure. Consideration must be given to the current Logan City Council's Temporary Local Planning Instrument ii) a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity iii) a waterway condition assessment which demonstrates how creek stability and ongoing waterway health is to be achieved and sustained iv) a groundwater management strategy which includes assessment of the inter-relationship between existing groundwater conditions and proposed development design and v) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. <p><i>NOTE: This condition is considered to be complied with if a SWIMP has been endorsed under another approval</i></p> | <p>Prior to lodgement of first CA for SW quality and quantity</p> |
| 37. | <p>Compliance Assessment - Total water cycle management (TWCM)</p> <p>Submit to EDQ IS for compliance assessment, an updated overarching site strategy for TWCM.</p> <p>In addition to the requirements set out in condition 4 of the DEV2012/209 Approval, this overarching site strategy must:</p> <ul style="list-style-type: none"> i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. | <p>Prior to lodgement of first CA for SW quality and quantity</p> |

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| | <p>This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.</p> <p>Include a monitoring program that on a yearly basis, commencing from the date of this approval, provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.</p> <p>NOTES:</p> <p>i) <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented.</i></p> <p>ii) <i>This condition is considered to be complied with if a SWIMP has been endorsed under another approval</i></p> | |
| 38. | <p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p> | <p>a) Prior to survey plan endorsement for the relevant sub-stage</p> <p>b) Prior to on maintenance for the relevant sub-stage</p> |
| 39. | <p>Telecommunications</p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p> | <p>a) Prior to survey plan endorsement for the relevant sub-stage</p> <p>b) Prior to on maintenance for the relevant sub-stage</p> |
| 40. | <p>Broadband</p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p> | <p>a) Prior to survey plan endorsement for the relevant sub-stage</p> <p>b) Prior to on maintenance for the relevant sub-stage</p> |
| Landscape and environment | | |
| 41. | <p>Streetscape Works (compliance assessment d)-g))</p> <p>Either:</p> <p>a) Submit to EDQ DA 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 an RPEQ.</p> | <p>a) Prior to commencement of site works for each stage</p> |

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| | <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 DA '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) 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by an REPQ; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. <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>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> <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> |
| 42. | <p>Compliance Assessment - Landscape Works (Parks and Open Space)</p> <p>a) Submit to EDQ IS, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with:</p> <ol style="list-style-type: none"> i) <i>PDA Guideline No. 12 – Park planning and design</i>; and ii) the approved plans. <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> i) existing contours or site levels, services and features; | <p>a) Prior to commencement of landscape work for the relevant sub-stage and use</p> |

PDA Development Conditions – Reconfiguring a Lot

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| | <ul style="list-style-type: none"> ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv) locations of electricity and water connections to parks; v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; vi) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; vii) trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. <p>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS, ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p> <p><i>Note: Landscape concept plans for the sport parks will be required with the submission of MCU’s to establish the use.</i></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> |
| 43. | <p>Compliance Assessment - Waterway Rehabilitation and Stabilisation – all identified waterways</p> <p>a) Submit to EDQ IS for compliance assessment a waterway rehabilitation and stabilisation strategy certified by a suitably qualified professional for all identified waterways (Flagstone Creek limited to the southern side of the creek and Sandy Creek limited to the northern side of the creek or as otherwise required for tie-in purposes).</p> <p>The water stabilisation strategy shall include:</p> <ul style="list-style-type: none"> i) an assessment of geotechnical conditions of the site, ii) proposed locations of detention and bio-retention basins and other infrastructure iii) full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. <p>b) Submit to EDQ IS detailed waterway rehabilitation and stabilisation plans for the southern portion of Flagstone Creek certified by a suitably qualified professional generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following:</p> <ul style="list-style-type: none"> i) Existing contours or site levels, services and features; ii) Proposed finished levels, including sections across and through the waterway at critical points; iii) Vegetation management; iv) Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); v) Trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. | <p>a) Prior to commencement of works for the relevant sub-stage</p> <p>b) Prior to commencement of works for the relevant sub-stage</p> |

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| No | Condition | Timing |
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| | <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 IS 'as constructed' plans and asset register in a format acceptable to the Council certified by a suitably qualified professional.</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> |
| 44. | <p>Compliance Assessment - Ecological sustainability and innovation</p> <p>Submit to EDQ IS the outcomes of the monitoring program included in the endorsed Ecological Sustainability and Innovation OSS on a yearly basis from the date of this approval. The report is to provide analyses of the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.</p> <p><i>Note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i></p> | <p>At the time of the Total Water Cycle Management Plan submission.</p> |
| 45. | <p>Vegetation Management and Clearing</p> <p>a) Carry out vegetation clearing generally in accordance with the relevant approved plans/documents.</p> <p>b) Submit to EDQ IS certification from a suitably qualified ecologist or arborist (AQF Level 5 or above that vegetation clearing has been carried out in accordance with 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> |
| 46. | <p>Compliance Assessment - Rehabilitation Plan</p> <p>a) Submit for compliance assessment an updated rehabilitation plan.</p> <p>The rehabilitation plan must:</p> <ul style="list-style-type: none"> i) Outline the rehabilitation works required to rehabilitate areas identified in Map 1 – Proposed Rehabilitation Areas (refer to Attachment 2) ii) Identify the rehabilitation works, including (but not limited to): <ul style="list-style-type: none"> 1. the establishment of a 10m (minimum) vegetated buffer from top of bank that is consistent with the pre-clearing ecosystem on identified watercourses 2. rehabilitate identified fauna corridors 3. rehabilitate the environmental protection zone and 4. the establishment of vegetative ground covers to promote regeneration of native plant species. The ground covers must be designed to not inhibit native species generation nor introduce exotic or pest species into the area. iii) Identify the staging associated with the required rehabilitation works to ensure the long-term success. iv) Be prepared in accordance with the methods outlined in the Guideline and Manual components of the SEQ Ecological Restoration Framework to return the vegetation to a self-sustaining ecosystem as defined in the SEQ Ecological Restoration Framework. v) Include a detailed monitoring program that outlines the criteria, objectives, locations and frequency for monitoring. | <p>a) Prior to survey plan endorsement of the first sub-stage</p> |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| | <p>b) Following the EDQ's endorsement of the rehabilitation plan outlined in (a) complete rehabilitation works in accordance with the endorsed rehabilitation plan.</p> <p>c) Submit certification from an ALIA registered professional, that the works have been completed in accordance with part b 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> |
| 47. | <p>Koala Habitat Contribution</p> <p>Pay to the MEDQ \$150 for each approved dwelling to be developed in accordance with the approved plan of development</p> <p><i>NOTE: The contribution required by this condition is for the purposes of managing koala habitat and is levied in accordance with PDA Guideline No. 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs.</i></p> | <p>Prior to survey plan endorsement for the relevant stage</p> |
| 48. | <p>Bushfire Management</p> <p>a) Carry out bushfire management works as recommended in the approved Bushfire Management Report</p> <p>b) Submit to EDQ DA verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.</p> | <p>a) Prior to survey plan endorsement for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> |
| 49. | <p>Acoustic Treatments (Noise Barrier)</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>, and the recommendations of the approved acoustic report.</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 suitably qualified RPEQ and an asset register.</p> | <p>a) Prior to commencement of noise barrier works for the relevant 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> |
| Surveying, Land Transfers and Easements | | |
| 50. | <p>Land Transfers - Drainage</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> | <p>At registration of survey plan for the relevant sub-stage</p> |
| 51. | <p>Land Transfers – Water pump station</p> <p>Transfer, in fee simple, to Council as trustee, any lot containing the water pump station.</p> <p>The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.</p> | <p>At registration of survey plan for the relevant sub-stage</p> |

PDA Development Conditions – Reconfiguring a Lot

| No | Condition | Timing |
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| 52. | <p>Land Transfers – Park and Open Space</p> <p>Transfer, in fee simple, to Council as trustee Lots 91409, 91407, 91408, 91411, 91401, 91303, 91304, 91301, 91305, 91302, 91002, 90904, 91001, 90903, 91106, 91104, 91103, 91101, 91102, 90901, 90902, as shown on the approved plans for park and open space purposes.</p> | At registration of survey plan for the relevant sub-stage |
| 53. | <p>Land Transfers – Major and District Sports Parks</p> <p>Transfer, in fee simple, to Council as trustee Lots 91105 and 91410 as shown on the approved plans for Major and district sports parks purposes.</p> | At registration of survey plan for the relevant sub-stage |
| 54. | <p>Land Transfers – Local Community Facilities</p> <p>Transfer, in fee simple, to Council as trustee, Lot 50039 as shown on the approved plans for local community centre purposes. Lots to be transferred under this condition must be serviced in accordance with the Community Facilities IMP as amended from time to time.</p> | At registration of survey plan for the relevant sub-stage |
| 55. | <p>Land Transfers – State Community Facilities</p> <p>Transfer, in fee simple, to the State of Queensland (represented by the Department of Education and Queensland Ambulance Services), Lot 30015 (Department of Education), and Lot 50033 (Queensland Ambulance Service) as shown on the approved plans. Lots to be transferred under this condition must be serviced in accordance with Community Facilities IMP.</p> | At registration of survey plan for the relevant sub-stage |
| 56. | <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 sub-stage |
| 57. | <p>High Density Development Easements (lots ≤300m² in area)</p> <p>a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots ≤300m² in area and involving common wall construction.</p> <p>b) Register all high density development easements required under part a) of this condition.</p> | <p>a) At or prior to survey plan endorsement for the relevant sub-stage</p> <p>b) At registration of survey plan for the relevant sub-stage</p> |
| 58. | <p>Reciprocal Easements (lots >300m² in area)</p> <p>a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots >300m² in area and involving common wall construction.</p> <p>b) Register all reciprocal easements required under part a) of this condition.</p> <p>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</p> | <p>a) At or prior to survey plan endorsement for the relevant sub-stage</p> <p>b) At registration of survey plan for the relevant sub-stage</p> |

| PDA Development Conditions – Reconfiguring a Lot | | |
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| No | Condition | Timing |
| Infrastructure Charges | | |
| 59. | <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. |
| 60. | <p>Implementation Charge</p> <p>a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or</p> <p>b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated 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> |
| 61. | <p>Sub-Regional & Value Capture Charges</p> <p>a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional 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 or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.</p> | <p>a) In accordance with the SRIA, DSRCIA; or</p> <p>b) In accordance with the DCOP</p> |

| Development Conditions – Plan of Development (POD) | | |
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| No | Condition | Timing |
| Development in accordance with a POD | | |
| 62. | <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 |
| 63. | <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 |
| 64. | <p>Compliance assessment - Documentation – POD</p> <p>a) Submit to EDQ DA, for Compliance Assessment, documentation for MULTIPLE RESIDENTIAL development for three or more units, excluding lots 50041, 50042 and 50043, for assessment against the approved POD.</p> <p>b) The documentation submitted under part a) of this condition is to detail and/or include the following:</p> <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) number and size, using GFA, of dwellings; | <p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of building works</p> |

| Development Conditions – Plan of Development (POD) | | |
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| No | Condition | Timing |
| | <ul style="list-style-type: none"> vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD. | |
| Construction of development in accordance with a POD | | |
| 65. | <p>Out of hours of work – construction</p> <p>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p> | During construction unless otherwise endorsed |
| 66. | <p>Out of hours work - Compliance Assessment</p> <p>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 form⁴.</p> | Minimum of 10 business days prior to proposed out of hours work commencement date |
| 67. | <p>Certification of Operational Work</p> <p>Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i>.</p> | At all times |
| 68. | <p>Public infrastructure (damage, repairs and relocation)</p> <ul style="list-style-type: none"> 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. <p>NOTE: <i>It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p> | <ul style="list-style-type: none"> 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 |
| 69. | <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. |
| 70. | <p>Implementation Charge</p> <ul style="list-style-type: none"> a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment. | <ul style="list-style-type: none"> a) In accordance with the ICID; or b) In accordance with the DCOP |

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

| Development Conditions – Plan of Development (POD) | | |
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| No | Condition | Timing |
| 71. | <p>Sub-Regional & Value Capture Charges</p> <p>a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional 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 or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.</p> | <p>a) In accordance with the SRIA, DSRCIA; or</p> <p>b) In accordance with the DCOP</p> |

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.
- The Natural Environment OSS was endorsed in 2015. It is recommended that the document is updated under 2012/209 to ensure it reflects current mapping and policy positions.

**** End of Package ****