

Our ref: DEV2024/1518

21 April 2026

Peet Flagstone City Pty Ltd  
C/- RPS AAP Consulting Pty Ltd  
Att: Nick Meadows  
[nick.meadows@rpsconsulting.com](mailto:nick.meadows@rpsconsulting.com)

Dear Applicant

**PDA Decision Notice**

***Notice given under section 89(1) of the Economic Development Act 2012***

|                                         |                                                                                                                                            |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | <b>Greater Flagstone</b>                                                                                                                   |
| <b>PDA Development Type:</b>            | <b>PDA Development Permit Reconfiguring a Lot –<br/>790 residential lots, parks and new roads, with<br/>associated Plan of Development</b> |
| <b>Property Location:</b>               | <b>New Beith Road and Everdell Road, New Beith</b>                                                                                         |
| <b>Property Description:</b>            | <b>Lot 1 on RP35155 and Lot 10 on SL6002</b>                                                                                               |

On 17 April 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Gabrielle Shepherd on (07) 3452 7914 or by email at [gabrielle.shepherd@edq.qld.gov.au](mailto:gabrielle.shepherd@edq.qld.gov.au).

Yours sincerely



Adam Dunn  
**Director**  
**Development Services**  
**Economic Development Queensland**

Cc: Logan City Council

# PDA Decision Notice

| Site information                        |                                             |                  |
|-----------------------------------------|---------------------------------------------|------------------|
| Name of Priority Development Area (PDA) | Greater Flagstone                           |                  |
| Site address                            | New Beith Road and Everdell Road, New Beith |                  |
| Lot on plan description                 | Lot number                                  | Plan description |
|                                         | Lot 1                                       | RP35155          |
|                                         | Lot 10                                      | SL6002           |

| PDA Development Approval details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV Reference No.                | DEV2024/1518                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PDA Development Approval Type    | <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> |
| Approval details                 | Residential subdivision - 790 residential lots, parks and new roads, with associated Plan of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Decision                         | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Decision date                    | 17 April 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Currency Period                  | 10 years from the Decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Approved plans and documents                                                                                                            |                                                                            |                    |             |              |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------|-------------|--------------|
| The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below. |                                                                            |                    |             |              |
| Plan/Document Name                                                                                                                      |                                                                            | Reference No.      | Prepared By | Date         |
| 1.                                                                                                                                      | Flagstone CA3 North - Stage 15 Overall Plan of Subdivision                 | 110056 – 643 Rev H | RPS         | 2 April 2026 |
| 2.                                                                                                                                      | Flagstone CA3 North - Stage 15 Development Statistics                      | 110056 – 644 Rev H | RPS         | 2 April 2026 |
| 3.                                                                                                                                      | Flagstone CA3 North - Stage 15A, 15B-1, 15B-2 & 15AF Plan of Subdivision   | 110056 – 645 Rev H | RPS         | 2 April 2026 |
| 4.                                                                                                                                      | Flagstone CA3 North - Stage 15B-3, 15C, 15D, 15H & 15J Plan of Subdivision | 110056 – 646 Rev H | RPS         | 2 April 2026 |
| 5.                                                                                                                                      | Flagstone CA3 North - Stage 15E, 15F, 15G,                                 | 110056 – 647 Rev H | RPS         | 2 April 2026 |

|     |                                                                                                  |                    |     |              |
|-----|--------------------------------------------------------------------------------------------------|--------------------|-----|--------------|
|     | 15I & 15K Plan of Subdivision                                                                    |                    |     |              |
| 6.  | Flagstone CA3 North - Stage 15L, 15M-1, 15M-2, 15N-1, 15N-2, 15O, 15P & 15AJ Plan of Subdivision | 110056 – 648 Rev H | RPS | 2 April 2026 |
| 7.  | Flagstone CA3 North - Stage 15Q, 15R, 15S, 15T & 15U Plan of Subdivision                         | 110056 – 649 Rev H | RPS | 2 April 2026 |
| 8.  | Flagstone CA3 North - Stage 15V, 15W, 15X, 15Y, 15AH & 15AI Plan of Subdivision                  | 110056 – 650 Rev H | RPS | 2 April 2026 |
| 9.  | Flagstone CA3 North - Stage 15Z, 15AA, 15AB & 15AC Plan of Subdivision                           | 110056 – 651 Rev H | RPS | 2 April 2026 |
| 10. | Flagstone CA3 North - Stage 15AD, 15AE & 15AG Plan of Subdivision                                | 110056 – 652 Rev H | RPS | 2 April 2026 |
| 11. | Flagstone CA3 North - Stage 15 Overall Plan of Development                                       | 110056 – 653 Rev H | RPS | 2 April 2026 |
| 12. | Flagstone CA3 North - Stage 15 Overall Plan of Development Notes                                 | 110056 – 654 Rev H | RPS | 2 April 2026 |
| 13. | Flagstone CA3 North - Stage 15A, 15B-1, 15B-2 & 15AF Plan of Development                         | 110056 – 655 Rev H | RPS | 2 April 2026 |
| 14. | Flagstone CA3 North - Stage 15B-3, 15C, 15D, 15H & 15J Plan of Development                       | 110056 – 656 Rev H | RPS | 2 April 2026 |
| 15. | Flagstone CA3 North - Stage 15E, 15F, 15G, 15I & 15K Plan of Development                         | 110056 – 657 Rev H | RPS | 2 April 2026 |
| 16. | Flagstone CA3 North - Stage 15L, 15M-1, 15M-2, 15N-1, 15N-2, 15O, 15P & 15AJ Plan of Development | 110056 – 658 Rev H | RPS | 2 April 2026 |
| 17. | Flagstone CA3 North - Stage 15Q, 15R, 15S, 15T & 15U Plan of Development                         | 110056 – 659 Rev H | RPS | 2 April 2026 |
| 18. | Flagstone CA3 North - Stage 15V, 15W, 15X, 15Y, 15AH & 15AI Plan of Development                  | 110056 – 660 Rev H | RPS | 2 April 2026 |
| 19. | Flagstone CA3 North - Stage 15Z, 15AA, 15AB & 15AC Plan of Development                           | 110056 – 661 Rev H | RPS | 2 April 2026 |
| 20. | Flagstone CA3 North - Stage 15AD, 15AE & 15AG Plan of Development                                | 110056 – 662 Rev H | RPS | 2 April 2026 |
| 21. | Flagstone CA3 North - Stage Parking Management Plan                                              | 110056 – 663 Rev H | RPS | 2 April 2026 |

### Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).

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

- ii) submit to EDQ DS a duly completed Compliance Assessment form<sup>2</sup>.
- iii) submit to EDQ DS the documentation as required under the relevant condition.
- b) Where EDQ DS 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
  - ii) **within 20 business days** – MEDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the Applicant accordingly.
  - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

#### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)

#### PDA Development Conditions – Reconfiguring a Lot

| No             | Condition                                                                                                                                                                                                                                                                                                            | Timing                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>General</b> |                                                                                                                                                                                                                                                                                                                      |                                                             |
| 1.             | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul> | Prior to survey plan endorsement for the relevant sub-stage |

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

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                            |
| 2.                                               | <b>Street naming</b><br><br>Submit to EDQ DS a schedule of street names approved by Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to survey plan endorsement for the relevant sub-stage                       |
| <b>Construction</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |
| 3.                                               | <b>Hours of Work – Construction</b><br><br>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | During construction unless otherwise endorsed                                     |
| 4.                                               | <b>Out of Hours Work – Compliance Assessment</b><br><br>Where out of hours work is proposed, submit to EDQ DS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>3</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Minimum of 10 business days prior to proposed out of hours work commencement date |
| 5.                                               | <b>Certification of Operational Work</b><br><br>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | At all times                                                                      |
| 6.                                               | <b>Construction Management Plan</b><br><br>a) Submit to EDQ DS 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"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management:               <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> </ul> </li> </ul> | a) Prior to commencing work for the relevant sub-stage                            |

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

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

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                          |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timing                                                                                                                                                                                   |
|                                                  | <p>through the site during and outside of construction work hours;</p> <ul style="list-style-type: none"> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> <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>                                                                                                                                                            |
| 9.                                               | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <ul style="list-style-type: none"> <li>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</li> <li>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.</li> </ul> <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"> <li>a) Prior to survey plan endorsement for the relevant sub-stage</li> <li>b) Prior to survey plan endorsement for the relevant sub-stage</li> </ul> |
| Earthworks and Retaining Walls                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                          |
| 10.                                              | <p><b>Earthworks</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS concept earthworks plans, for compliance assessment prepared by a suitably qualified RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>a) Prior to commencing earthworks for the relevant sub-stage</li> </ul>                                                                           |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                         |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Timing                                                                                                                                                                                                  |
|                                                  | <p>The earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.</li> </ul> </li> </ul> <p>b) Submit to EDQ DS detailed design plans certified by a suitably qualified RPEQ designed generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Carry out earthworks generally in accordance with the plans submitted under part a) and b) of this condition.</p> <p>d) Submit to EDQ DS certification from a suitably qualified RPEQ that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul> | <p>b) Prior to commencing earthworks for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p> |
| 11.                                              | <p><b>Retaining Walls – Compliance Assessment</b></p> <p>a) Submit to EDQ DS for compliance assessment, concept engineering plans, certified by a suitably qualified RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) No greater than 2.5m in height</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>a) Prior to commencing earthworks for the relevant sub-stage</p>                                                                                                                                     |

| PDA Development Conditions – Reconfiguring a Lot     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |
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| No                                                   | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timing                                                                                                                                                                                                                                                                       |
|                                                      | <ul style="list-style-type: none"> <li>b) Submit to EDQ DS detailed design plans certified by a suitably qualified RPEQ designed generally in accordance with the plans endorsed under part a) of this condition.</li> <li>c) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>d) Submit to EDQ DS certification from a suitably qualified RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part b) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>b) Prior to commencing earthworks for the relevant sub-stage</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> <li>d) Prior to survey plan endorsement for the relevant sub-stage</li> </ul>               |
| Roadworks, urban servicing and stormwater management |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |
| 12.                                                  | <b>Roadworks (internal) – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS conceptual engineering plans for compliance assessment, prepared by a suitably qualified RPEQ, for all roadworks, including parking bays, traffic devices, bus stops, cycle paths and footpaths. The certified engineering plans must be designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>;</li> <li>ii) The Fauna Sensitive Transport Infrastructure Delivery Manual (DTME, 2024)</li> </ul> </li> <li>b) Submit to EDQ DS, detail designs certified by a suitably qualified RPEQ, and designed generally in accordance with the plans approved under part a) of this condition.</li> <li>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</li> <li>d) Submit to EDQ DS: <ul style="list-style-type: none"> <li>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</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>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.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencing roadworks</li> <li>b) Prior to commencing roadworks</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> <li>d) Prior to survey plan endorsement for the relevant sub-stage</li> </ul> |

## PDA Development Conditions – Reconfiguring a Lot

| No  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                                                                            |
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| 13. | <p><b>Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (northern boundary of ROL approval DEV2023/1491 to northern PDA boundary)</b></p> <p>a) Submit to EDQ DS for compliance assessment, detailed design plans for the interim road layout prepared 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"> <li>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);</li> <li>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;</li> </ul> <p>Including all infrastructure that is:</p> <ul style="list-style-type: none"> <li>i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(ii) above, to the extent reasonably required for the provision of that infrastructure; and</li> <li>ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(ii) above.</li> </ul> <p>b) Submit to EDQ DS 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 ultimate 4 lane road layout shall generally include the following:</p> <ul style="list-style-type: none"> <li>• 32m road reserve width</li> <li>• 4 x 3.5m wide traffic lanes</li> <li>• 5m median</li> <li>• 2 x 6.35m verge (including 2.4m cycleway &amp; 1.5m footpath)</li> </ul> | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                   |
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| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                                                                                                                                                                                                            |
|                                                  | <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 DS ‘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 30 November 2026</p> <p>d) Prior to 30 November 2026</p>                                                                                                                                           |
| 14.                                              | <p><b>Delivery of Secondary Access to Stage 15A</b></p> <p>Construct and deliver stage 15AI (Flagstone Creek crossing) to provide a secondary access to the sealed residential lots under this approval.</p> <p><i>Advice note: In order to deliver Stage 15AI, to the sealed residential lots, this will require the connecting roads through stages 15G, 15T and 15Y to be constructed.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Prior to survey plan endorsement of the 300<sup>th</sup> lot</p>                                                                                                                                               |
| 15.                                              | <p><b>Street Lighting</b></p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as ‘Rate 2 Public Lighting’;</li> <li>iii) be endorsed by Council as the Energex ‘billable customer’;</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>.</li> </ul> <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"> <li>i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i></li> <li>ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’.</li> <li>iii) meet the requirements of Energex for unmetered supply</li> <li>iv) be endorsed by the relevant ownership authority.</li> </ul> | <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> |

## PDA Development Conditions – Reconfiguring a Lot

| No  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timing                                                                                                                                                                             |
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|     | c) Submit to EDQ DS 'as-constructed' plans and test documentation, certified by a suitably qualified RPEQ, in a format acceptable to Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                    |
| 16. | <p><b>Compliance Assessment – Updated Water Network Plan</b></p> <p>Submit to EDQ DS for compliance assessment, an updated water network plan, certified by a suitably qualified RPEQ, consistent with the servicing strategy endorsed as part of the approval for DEV2024/1491, and showing:</p> <ul style="list-style-type: none"> <li>i) Ultimate sewerage connections to the municipal network</li> <li>ii) Any proposed interim servicing solution, including maximum EP capacity and timing for decommission</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of works                                                                                                                                                     |
| 17. | <p><b>Compliance Assessment – Trunk Water Infrastructure</b></p> <p>a) Submit to EDQ DS for compliance assessment, detailed design plans and report prepared by a suitably qualified RPEQ, for all trunk water infrastructure required to connect the development to the existing sewerage network. The sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards; and</li> <li>ii) The updated Water Network Plan endorsed as part of condition 16.</li> </ul> <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 DS 'as constructed' plans, certified by an RPEQ, of the trunk water infrastructure 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"> <li>i) Council's current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul> | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement of the relevant sub-stage</p> <p>c) Prior to survey plan endorsement of the relevant sub-stage</p> |
| 18. | <p><b>Water Reticulation</b></p> <p>a) Submit to EDQ DS, detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must be designed generally in accordance with the:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i></li> <li>ii) The updated Water Network plan endorsed as part of condition 16</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | a) Prior commencing water reticulation work for the relevant sub-stage                                                                                                             |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                             |
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| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                                                                                                                                      |
|                                                  | <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under parts a) and b) of this condition.</p> <p>c) Submit to EDQ DS ‘as constructed’ plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Council’s current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <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> |
| 19.                                              | <p><b>Compliance Assessment – Updated Sewerage Network Plan</b></p> <p>Submit to EDQ DS for compliance assessment, an updated sewerage network plan, prepared by a suitably qualified RPEQ, that is consistent with the servicing strategy endorsed as part of the Flagstone Context Area 3 South and identifies:</p> <ul style="list-style-type: none"> <li>i) Ultimate sewerage connections to the municipal network</li> <li>ii) Any proposed interim servicing solution, including maximum EP capacity and timing for decommission</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to commencement of works                                                                                                              |
| 20.                                              | <p><b>Compliance Assessment –Trunk Sewerage Infrastructure</b></p> <p>a) Submit to EDQ DS, for compliance assessment detailed design plans and report prepared by a suitably qualified RPEQ, for all the trunk sewerage infrastructure required to connect the development to the existing sewerage network. The detailed sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards; and</li> <li>ii) The updated Sewerage Network plan endorsed as part of condition 19</li> </ul> <p>The detailed design plans and report shall include:</p> <ol style="list-style-type: none"> <li>1. Route selection to minimise impact to existing vegetation, while maintaining a cost-effective conveyance solution</li> <li>2. Preliminary plans to upstream further extend to demonstrating adequate level to service upstream catchments.</li> </ol> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement of the relevant sub-stage</p>                               |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |
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| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Timing                                                                                                                                                                                                                     |
|                                                  | <p>c) Submit to EDQ DS ‘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"> <li>i) Council’s current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>c) Prior to survey plan endorsement of the relevant sub-stage</p>                                                                                                                                                       |
| 21.                                              | <p><b>Sewer Reticulation</b></p> <p>a) Submit to EDQ DS detailed sewer reticulation design plans, certified by a suitably qualified RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) The updated Sewerage Network plan endorsed as part of condition 19</li> </ul> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ DS ‘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"> <li>i) Council’s current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul> | <p>a) Prior the commencing sewer reticulation work for the first 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> |
| 22.                                              | <p><b>Site Based Stormwater Management Plan – Compliance Assessment</b></p> <p>Submit to EDQ DS for compliance assessment, an updated SBSWMP, certified by a suitably qualified RPEQ, and generally in accordance with SPP 2017, including conceptual stormwater basin designs and Logan City Council’s Flood TLPI.</p> <p>The SBSWMP is to reflect the changes to the lot layout, and is to demonstrate the required infrastructure is:</p> <ul style="list-style-type: none"> <li>i) consistent, in terms of numbers, extent and locations with those shown in the adopted Stormwater Infrastructure Master Plan (ref: drawing no. PFP-003, Meinhardt dated 13 July 2018). Provide justification for any proposed changes; and</li> <li>ii) located outside the main floodplain (e.g., 1%AEP flood extent)</li> </ul>                                                                                                                                                                                                    | <p>Prior to commencement of works</p>                                                                                                                                                                                      |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                          |
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| 23.                                              | <b>Stormwater Management (Quality) – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS for compliance assessment, 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> and the conceptual basins endorsed under Condition 22.</li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ DS "as constructed" plans, certified by a suitably qualified RPEQ, including an asset register, in a format acceptable to Council.</li> </ul>                                                                            | <ul style="list-style-type: none"> <li>a) Prior to commencing stormwater work</li> <li>b) Prior to survey plan endorsement for the relevant sub-stage</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> </ul> |
| 24.                                              | <b>Stormwater Management (Quantity) – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS 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 the SBSWMP endorsed through condition 24, and <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the conceptual basins endorsed under Condition 22.</li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ DS "as constructed" plans, certified by a suitably qualified RPEQ including an asset register in a format acceptable to Council.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencing stormwater work</li> <li>b) Prior to survey plan endorsement for the relevant sub-stage</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> </ul> |
| 25.                                              | <b>Electricity</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for the relevant sub-stage</li> <li>b) Prior to on-maintenance for the relevant sub-stage</li> </ul>                                                          |
| 26.                                              | <b>Telecommunications</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS documentation from an authorised telecommunication service provider confirming that an</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                          |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                         |
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|                                                  | <p>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 stage</p> <p>b) Prior to on-maintenance for the relevant sub-stage</p>          |
| 27.                                              | <p><b>Broadband</b></p> <p>a) Submit to EDQ DS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to on-maintenance for the relevant sub-stage</p>          |
| <b>Landscape and environment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                         |
| 28.                                              | <p><b>Compliance Assessment - Waterway Rehabilitation and Stabilisation – all identified waterways</b></p> <p>a) Submit to EDQ DS for compliance assessment a waterway rehabilitation and stabilisation strategy prepared by a suitably qualified professional for all identified waterways (limited to the northern side of Flagstone Creek or as otherwise required for tie-in purposes).</p> <p>The water stabilisation strategy shall include:</p> <ul style="list-style-type: none"> <li>i) an assessment of geotechnical conditions of the site,</li> <li>ii) proposed locations of detention and bio-retention basins and other infrastructure</li> <li>iii) full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate.</li> </ul> <p>b) Submit to EDQ DS detailed waterway rehabilitation and stabilisation plans for the northern 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"> <li>i) Existing contours or site levels, services and features;</li> <li>ii) Proposed finished levels, including sections across and through the waterway at critical points;</li> <li>iii) Vegetation management;</li> <li>iv) Details and locations of any proposed structures,</li> </ul> | <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> |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                               |
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|                                                  | <p>including: weirs, bridges and artificial bank stabilisation (eg: gabions);</p> <p>v) Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</p> <p>c) Carry out the works generally in accordance with the certified plans required under parts a) and b) of this condition.</p> <p>d) Submit to EDQ DS '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>                                                                                                                   |
| 29.                                              | <p><b>Streetscape Works (compliance assessment d)-g))</b></p> <p>Either:</p> <p>a) Submit to EDQ DS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping.</p> <p>The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by a suitably qualified RPEQ.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ DS '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 DS 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"> <li>1. location and type of street lighting;</li> <li>2. footpath treatments, ensuring any embellishments within do not obstruct maintenance operations. (e.g. proposed</li> </ol> | <p>a) Prior to commencement of site works for each sub-stage</p> <p>b) Prior to survey plan endorsement for each sub-stage</p> <p>c) Prior to survey plan endorsement for each sub-stage</p> <p>d) Prior to commencement of site works for each sub-stage</p> |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                              |
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|                                                  | <p>boulders are spaced accordingly to allow for mowing or are located in landscaped beds)</p> <ol style="list-style-type: none"> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices, certified by a suitably qualified RPEQ; and</li> <li>5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.</li> </ol> <p>e) Submit to EDQ DS 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 DS 'as constructed' plans and asset register in a format acceptable to Council.</p> <p><b>Note:</b> <i>footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i></p>                                                                                                                                                                                                 | <p>e) Prior to commencement of site works for each sub-stage</p> <p>f) Prior to survey plan endorsement for each sub-stage</p> <p>g) Prior to survey plan endorsement for each sub-stage</p> |
| 30.                                              | <p><b>Landscape Works (Parks and Open Space) – Compliance Assessment</b></p> <p>a) Submit to EDQ DS, 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 <i>PDA Guideline No. 12 – Park planning and design</i></p> <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> <li>i) existing contours or site levels, services and features;</li> <li>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);</li> <li>iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>iv) locations of electricity and water connections to parks;</li> <li>v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> </ol> | <p>a) Prior to commencement of landscape work for the relevant sub-stage</p>                                                                                                                 |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                         |
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| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timing                                                                                                                                                                                                                                                  |
|                                                  | <ul style="list-style-type: none"> <li>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;</li> <li>vii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and</li> <li>viii) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>.</li> </ul> <ul style="list-style-type: none"> <li>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</li> <li>c) Submit to EDQ DS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</li> </ul> | <ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement for the relevant sub-stage</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> </ul>                                                                |
| 31.                                              | <b>Vegetation Clearing</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DS, vegetation clearing and fauna management plans in accordance with the endorsed Overarching Site Strategy - Natural Environment, prepared and certified from a suitably qualified specialist.</li> <li>b) Carry out vegetation clearing and fauna management generally in accordance with the plans/document submitted under part a) of this condition.</li> <li>c) Submit to EDQ DS certification from a suitably qualified specialist, the works have been carried out in accordance with the plans required by part a) of this condition.</li> </ul>                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>a) Prior to commencement of vegetation clearing works</li> <li>b) Prior to survey plan endorsement for the relevant sub-stage</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> </ul> |
| 32.                                              | <b>Koala Habitat Contribution</b> <p>Pay to the MEDQ \$150 for each approved residential lot.</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 sub-stage</p>                                                                                                                                                                                      |
| 33.                                              | <b>Bushfire management – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit an updated Bushfire Management Plan to EDQ DS for compliance assessment, prepared and certified by a suitably qualified specialist addressing the approved lot layout</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the relevant sub-stage</li> </ul>                                                                                                                                          |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Timing                                                                                                                                                                                                                                                                                         |
|                                                  | <p>b) Carry out bushfire management works as recommended in the approved Bushfire Management Plan.</p> <p>c) Submit to EDQ DS, certification 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>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>                                                                                                                                                    |
| 34.                                              | <p><b>Emergency Management and Evacuation Plan - Compliance Assessment</b></p> <p>Submit to EDQ DS, for compliance assessment, an emergency management plan prepared by a suitably qualified specialist, outlining the emergency management procedures to be implemented in the event of a natural hazard. This includes evacuation triggers, assembly points and shelter points.</p> <p><i>Note: This plan is to be made available to all potential owners prior to the purchase of land</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to survey plan endorsement for the first residential lot                                                                                                                                                                                                                                 |
| 35.                                              | <p><b>Acoustic Report – Compliance Assessment</b></p> <p>Submit to EDQ DS for compliance assessment, an acoustic report prepared by a suitably qualified specialist, reflecting the approved lot layout shown in the approved plans and documents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to commencement of work                                                                                                                                                                                                                                                                  |
| 36.                                              | <p><b>Acoustic Treatments (Noise Barrier) – Compliance assessment</b></p> <p>a) Submit to EDQ DS for compliance assessment, concept engineering plans, prepared by a suitably qualified RPEQ for the proposed noise barriers. The noise barriers must be designed generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>; and</li> <li>The acoustic report endorsed under condition 35 of this approval.</li> </ol> <p>b) Submit to EDQ DS, detail engineering plans certified by a suitably qualified RPEQ generally in accordance with the plans required by part a) of this condition.</p> <p>c) Construct barrier(s) works generally in accordance with the certified plans submitted under parts a) and b) of this condition.</p> <p>d) Submit to EDQ DS ‘as constructed’ plans, certified by a suitably qualified RPEQ.</p> | <p>a) Prior to commencement of noise barrier works for the relevant sub- stage</p> <p>b) Prior to commencement of noise barrier works for the relevant sub- stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement for the</p> |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                          |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                  | Timing                                                                                                                                   |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                            | relevant sub-stage                                                                                                                       |
| <b>Surveying, Land Transfers and Easements</b>   |                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                          |
| 37.                                              | <b>Land Transfers – Drainage</b><br><br>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, as shown on the certified plans required by conditions 23 and 24 of this approval.                                                               | At registration of survey plan for the relevant sub-stage                                                                                |
| 38.                                              | <b>Potential School Site</b><br><br>Submit written evidence from the Department of Education confirming that the school site identified for acquisition is or is not required.<br><br><i>Note: The developer (Peet Flagstone City Pty Ltd) is to liaise with EDQ to facilitate discussions with the DOE.</i>                                                                               | Prior to commencement of works for sub-stages 15Q, 15R, 15S or 15U, whichever is earlier.                                                |
| 39.                                              | <b>Land Transfers – Park and Open Space</b><br><br>Transfer, in fee simple, to Council as trustee Lots 91501, 91502, 91503, 91504, 91505, 91506, 91507, 91508, 91509, 91510, 91511, 91512, 91513 as shown on the approved plans for park and open space purposes.                                                                                                                          | At registration of survey plan for the relevant sub-stage                                                                                |
| 40.                                              | <b>Easements over Infrastructure</b><br><br>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.<br><br>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. | At registration of survey plan for the relevant sub-stage                                                                                |
| 41.                                              | <b>High Density Development Easements (lots <math>\leq 300\text{m}^2</math> in area)</b><br><br>a) Submit to EDQ DS high density development easement documentation, in a registerable form, for approved lots $\leq 300\text{m}^2$ in area and involving common wall construction.<br><br>b) Register all high density development easements required under part a) of this condition.    | a) At or prior to survey plan endorsement for the relevant sub-stage<br><br>b) At registration of survey plan for the relevant sub-stage |
| 42.                                              | <b>Reciprocal Easements (lots <math>&gt; 300\text{m}^2</math> in area)</b>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                          |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timing                                                                                                                                          |
|                                                  | <p>a) Submit to EDQ DS reciprocal easement documentation, in a registerable form, for approved lots &gt;300m<sup>2</sup> in area and involving common wall construction.</p> <p>b) Register all reciprocal easements required under part a) of this condition.</p> <p><i>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).</i></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> |
| Infrastructure contributions                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |
| 43.                                              | <p><b>Municipal &amp; State Charges</b></p> <p>The applicant will pay to the MEDQ the Municipal &amp; State Charges in accordance with the DCOP, indexed to the date of payment.</p>                                                                                                                                                                                                                                                                                                                                                                                                  | In accordance with the DCOP.                                                                                                                    |
| 44.                                              | <p><b>Implementation Charge</b></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>                                                                 |
| 45.                                              | <p><b>Sub-Regional &amp; Value Capture Charges</b></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)          |                                                                                                                                                          |                              |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| No                                                          | Condition                                                                                                                                                | Timing                       |
| Development in accordance with a POD (multiple residential) |                                                                                                                                                          |                              |
| 46.                                                         | <p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <p>a) the approved POD; and</p> | Prior to commencement of use |

| Development Conditions – Plan of Development (POD)          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                              |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| No                                                          | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                                                       |
|                                                             | b) any documentation endorsed via Compliance Assessment as required by these conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                              |
| 47.                                                         | <b>Maintain the approved development</b><br><br>Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | At all times following commencement of use                                                   |
| 48.                                                         | <b>POD – Compliance Assessment</b><br><br>a) Submit to EDQ DS for Compliance Assessment, documentation for multiple residential development for three or more dwelling units, for assessment against the approved POD.<br><br>b) The documentation submitted under part a) of this condition is to detail and/or include the following: <ul style="list-style-type: none"> <li>i) Architectural plans, sections, elevations and details of materials, prepared by a suitably qualified professional;</li> <li>ii) landscaping plans;</li> <li>iii) on-site parking, access and servicing;</li> <li>iv) Engineering plans/documentation for urban servicing arrangements including sewer, water, and stormwater connections, and earthworks; and</li> <li>v) an assessment of compliance against the approved POD.</li> </ul> | a) Prior to commencement of building works<br><br>b) Prior to commencement of building works |
| <b>Construction of development in accordance with a POD</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                              |
| 49.                                                         | <b>Out of hours of work - construction</b><br><br>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | During construction unless otherwise endorsed                                                |
| 50.                                                         | <b>Out of hours work - Compliance Assessment</b><br><br>Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>4</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Minimum of 10 business days prior to proposed out of hours work commencement date            |
| 51.                                                         | <b>Certification of Operational Work</b><br><br>Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | At all times                                                                                 |

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

| Development Conditions – Plan of Development (POD)                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No                                                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Timing                                                                                                                                                                                                          |
| 52.                                                                 | <p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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> <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> | <p>a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p> <p>b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p> |
| <b>Infrastructure contributions (uses in accordance with a POD)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                 |
| 53.                                                                 | <p><b>Municipal &amp; State Charges</b></p> <p>The applicant will pay to the MEDQ the Municipal &amp; State Charges in accordance with the DCOP, indexed to the date of payment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | In accordance with the DCOP.                                                                                                                                                                                    |
| 54.                                                                 | <p><b>Implementation Charge</b></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>                                                                                                                                 |
| 55.                                                                 | <p><b>Sub-Regional &amp; Value Capture Charges</b></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.

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