

Our ref: DEV2026-FLA-4568

28 May 2026

Nick Meadows
Peet Flagstone City Pty Ltd c/- RPS AAP Consulting Pty Ltd
nick.meadows@rpsconsulting.com

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Approval:	Development Permit for Reconfiguring a Lot (749 Residential Lots, 4 Future Allotments, Open Space, New Road and Access Easements) with a Plan of Development, and 5 into 8 Management Lots
Property Location:	Homestead Drive and New Beith Road, Undullah
Property Description:	Lot 910 on SP354735, Lot 911 on SP356636, Lot 908 on SP354746, Lot 2 on SP356636, Lot 907 on SP332140, Lot 9003 on SP290279, Lot 50000 on SP296724, Lot 90002 on SP303098

On 28 May 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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 Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Amanda Dryden
Acting Group Director
Development Services
Economic Development Queensland

Cc: Logan City Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Homestead Drive and New Beith Road, Undullah	
Lot on plan description	Lot number	Plan description
	Lot 910	SP354735
	Lot 911	SP356636
	Lot 908	SP354746
	Lot 2	SP356636
	Lot 907	SP332140
	Lot 9003	SP290279
	Lot 50000	SP296724
	Lot 90002	SP303098
PDA Development Approval details		
DEV Reference No.	DEV2026-FLA-4568	
Original Approval details	PDA Development Approval for Development Permit for Reconfiguring a Lot (749 Residential Lots, 4 Future Allotments, Open Space, New Road and Access Easements) with a Plan of Development, and 5 into 8 Management Lots	
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.	
Original decision date	5 March 2015	
1 st Change to approval date	27 August 2015	
2 nd Change to approval date	23 December 2015	
3 rd Change to approval date	04 May 2016	
4 th Change to approval date	07 July 2016	
5 th Change to approval date	18 July 2016	
6 th Change to approval date	25 November 2016	
7 th Change to approval date	23 June 2017	
8 th Change to approval date	11 August 2017	
9 th Change to approval date	31 October 2017	
10 th Change to approval date	19 January 2018	

11 th Change to approval date	26 June 2018
12 th Change to approval date	18 July 2018
13 th Change to approval date	7 November 2018
14 th Change to approval date	12 April 2019
15 th Change to approval date	1 July 2019
16 th Change to approval date	12 September 2019
17 th Change to approval date	14 January 2020
18 th Change to approval date	28 February 2020
19 th Change to approval date	2 July 2020
20 th Change to approval date	3 September 2020
21 st change to approval date	24 June 2021
22 nd change to approval date	3 April 2023
23 rd change to approval date	13 September 2023
Change to Approval decision date	28 May 2026
Currency Period	10 years from the Original decision date

Approved plans and documents

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

Approved plans and documents		Number	Prepared By	Date
1.	Plan of Subdivision Stage 1 Allotment Layout	110056 – 121 Revision AN	RPS	11/05/2026
2.	Plan of Subdivision Stage 1 Statistics	110056 – 138 Revision AN	RPS	11/05/2026
3.	Plan of Subdivision Stage 1A - 1D, 1Z - 1AA & 1AD Allotment Layout	110056 – 122 Revision AN	RPS	11/05/2026
4.	Plan of Subdivision Stage 1E - 1J Allotment Layout	110056 – 123 Revision AN	RPS	11/05/2026
5.	Plan of Subdivision STAGE 1K - 1M & 1O, 1R & 1S Allotment Layout	110056 – 124 Revision AN	RPS	11/05/2026
6.	Plan of Subdivision STAGE 1N, 1P, 1Q, 1T & 1V Allotment Layout	110056 – 125 Revision AN	RPS	11/05/2026
7.	Plan of Subdivision STAGE 1U & 1W - 1Y Allotment Layout	110056 – 126 Revision AN	RPS	11/05/2026
8.	Plan of Development Stage 1 Residential Lots	110056 – 129 Revision AN	RPS	11/05/2026
9.	Plan of Development Stage 1A - 1D Residential Lots	110056 – 130 Revision AN	RPS	11/05/2026

10.	Plan of Development Stage 1E - 1J Residential Lots	110056 – 131 Revision AN	RPS	11/05/2026
11.	Plan of Development Stage 1K - 1M & 1O, 1R – S Residential Lots	110056 – 132 Revision AN	RPS	11/05/2026
12.	Plan of Development Stage 1N, 1P, 1Q & 1T Residential Lots	110056 – 133 Revision AN	RPS	11/05/2026
13.	Plan of Development Stage 1U & 1W - 1Y Residential lots	110056 – 134 Revision AN	RPS	11/05/2026
14.	Plan of Development Stage 1 Parking Management Plan	110056 – 137 Revision AN	RPS	11/05/2026
Plans and documents previously approved on 13 September 2023		Number	Prepared By	Date
1.	Plan of Subdivision Stage 1 Allotment Layout	110056 – 121 Revision AK	RPS	8 August 2023
2.	Plan of Subdivision Stage 1 Statistics	110056 – 138 Revision AK	RPS	8 August 2023
3.	Plan of Subdivision Stage 1A - 1D, 1Z - 1AA & 1AD Allotment Layout	110056 – 122 Revision AK	RPS	8 August 2023
4.	Plan of Subdivision Stage 1E - 1J Allotment Layout	110056 – 123 Revision AK	RPS	8 August 2023
5.	Plan of Subdivision STAGE 1K - 1M & 1O, 1R & 1S Allotment Layout	110056 – 124 Revision AK	RPS	8 August 2023
6.	Plan of Subdivision STAGE 1N, 1P, 1Q, 1T & 1V Allotment Layout	110056 – 125 Revision AK	RPS	8 August 2023
7.	Plan of Subdivision STAGE 1U & 1W - 1Y Allotment Layout	110056 – 126 Revision AK	RPS	8 August 2023
8.	Plan of Development Stage 1 Residential Lots	110056 – 129 Revision AK	RPS	8 August 2023
9.	Plan of Development Stage 1A - 1D Residential Lots	110056 – 130 Revision AK	RPS	8 August 2023
10.	Plan of Development Stage 1E - 1J Residential Lots	110056 – 131 Revision AK	RPS	8 August 2023
11.	Plan of Development Stage 1K - 1M & 1O, 1R – S Residential Lots	110056 – 132 Revision AK	RPS	8 August 2023
12.	Plan of Development Stage 1N, 1P, 1Q & 1T Residential Lots	110056 – 133 Revision AK	RPS	8 August 2023
13.	Plan of Development Stage 1U & 1W - 1Y Residential lots	110056 – 134 Revision AK	RPS	8 August 2023
14.	Plan of Development Stage 1 Parking Management Plan	110056 – 137 Revision AK	RPS	8 August 2023

Plans and documents previously approved on 24 Jun 2021		Number	Prepared By	Date
1.	Flagstone Stage 1 Update - Landscape Master Plan - amended in red	Revision C	Urbis	5 May 2021 (as amended in red dated 18 June 2021)
Plans and documents previously approved on 28 February 2020		Number (if applicable)	Prepared By	Date (if applicable)
1.	Flagstone Precinct 1 Proposed Management Subdivision Cancelling Lots 907 & 908 on SP315400, Lot 910 on RP857850, Lot 911 on SP303089 & Lot 2 on SP303089	110056-214 Rev E		11 February 2020
Plans and documents previously approved on 7 November 2018 and still applicable to this approval		Number (if applicable)	Prepared By	Date (if applicable)
1.	Flagstone West Stage 1 Bushfire Management Plan	FLAG_BUSHPROP, Rev B		31/08/2018
2.	Bushfire Management Plan Flagstone West (Context Plan Area 1)	00007763, Issue C		19.02.2015 (as amended in red dated 6 November 2018)
Plans and documents previously approved on 26 June 2018 and still applicable to this approval		Number (if applicable)	Prepared By	Date (if applicable)
1.	Vegetation Management Plan Flagstone West Stage	6207		13/04/2018 and Amended in Red on 20 and 25 June 2018
Plans and documents previously approved on 19 January 2018 and still applicable to this approval		Number (if applicable)	Prepared By	Date (if applicable)
1.	Stage 1 (West) Flagstone Memorandum – Revised Biobasin Locations	N/A		31 July 2017
Plans and documents previously approved on 28 November 2016 and still applicable to this approval		Number (if applicable)	Prepared By	Date (if applicable)
1.	Flagstone City – Stage 1 Trunk Sewer Phase 2 Sewer Layout Plan Sheet 2 of 2	2401, Rev A		20 October 2016
Plans and documents previously approved on 27 August 2015 and still applicable to this approval		Number (if applicable)	Prepared By	Date (if applicable)

1.	Flagstone Road 1 & Homestead Drive Typical Details	SK5148, Rev B		24-06-2015
2.	Road Hierarchy Layout Plan	Sketch No. 109 Rev G		July 2015
Plans and documents previously approved on 05 March 2015 and still applicable to this approval		Number (if applicable)	Prepared By	Date (if applicable)
1.	Fauna Management Plan Flagstone West – Stage 1	6207		19 February 2015
2.	Typical Road Cross Sections	Sketch No. 110 Rev E		November 2014
3.	Flagstone City - Masterplan Flooding Assessment	721743/032/R1V6		05 September 2014
4.	Flagstone City – Stage 1 Stormwater Management Report	7217/43/R2V5		21 November 2014
5.	Homestead Drive Rail Overpass General Arrangement – Sheet 3	BR01B-GA-03 Rev A		02/10/14

Supporting Plans and Developments

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
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Endorsed Context Plan

1.	Flagstone Context Area One Context Plan	110056-112i	July 2015 (endorsed 8 Dec 2015)
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Endorsed Infrastructure Master Plans

2.	Endorsed Earthworks Infrastructure Master Plan Version 1.3		July 2018 (endorsed 03 Jul 2019)
3.	Endorsed Energy and Communications Infrastructure Master Plan Version 1.2		January 2014 (endorsed 29 Jan 2014)
4.	Endorsed Stormwater Infrastructure Master Plan Version 1.4		July 2018 (endorsed 2 Jul 2019)
5.	Endorsed Water Supply and Sewer Networks Infrastructure Master Plan Version 1.2		February 2014 (endorsed 10 Mar 2014)
6.	Endorsed Community Greenspace Infrastructure Master Plan Version 4.0		August 2018 (endorsed 21 June 2019)

7.	Endorsed Community Facilities Infrastructure Master Plan Version 1.2		February 2014 (endorsed 11 Mar 2014 and as amended in red dated 10 Mar 2014)
8.	Endorsed Movement Network Infrastructure Master Plan Version 2.0		June 2015 (endorsed 06 July 2015)
Endorsed Overarching Site Strategies			
9.	Endorsed Natural Environment Overarching Site Strategy Version 1.3		August 2015 (endorsed 22 December 2015 and as amended in red dated 22 Dec 2015)
10.	Endorsed Total Water Cycle Management Overarching Site Strategy Version 1.2		March 2014 (endorsed 14 Mar 2014 and as amended in red dated 14 Mar 2014)
11.	Endorsed Ecological Sustainability and Innovation Overarching Site Strategy Version 1.2		February 2014 (endorsed 07 Mar 2014 and as amended in red dated 04 Mar 2014)
12.	Endorsed Community Development Overarching Site Strategy Version 1.2		February 2014 (endorsed 12 Mar 2014)
13.	Endorsed Housing Diversity and Affordability Overarching Site Strategy Version 1.3		January 2014 (endorsed 29 Jan 2014)
14.	Endorsed Employment and Economic Development Overarching Site Strategy Version 1.3		March 2014 (endorsed 12 Mar 2014)
Endorsed Weed Management & Rehabilitation Plan			
15.	Endorsed Weed Management & Rehabilitation Plan	6207, Issue B	16/11/2012 (endorsed 2 September 2014)

Compliance assessment

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

- a) The Applicant must:
 - i) pay to 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 Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with 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** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) 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 MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to 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

PDA development conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for each sub-stage
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment, DSDILGP.	As indicated
5.	Access Easement – Lot 90013 An access easement over Lot 90011 to provide access to Lot 90013 is to be created at the registration of the survey plan creating Lot 90013.	As indicated
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act</i>	a) Prior to commencement of site works for each sub-stage

	1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
7.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDILGP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
8.	Compliance Assessment - Retaining Walls a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a concept retaining wall functional layout certified by a RPEQ. The format of the functional layout shall be generally in accordance with PDA Practice Note No. 10 – Plans of development b) Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by a RPEQ for all retaining walls 1.0m or greater in height generally in accordance with the retaining wall functional layout endorsed under part a) of this condition. Retaining walls shall be generally in accordance with PDA Practice	a) Prior to submission of pre-construction documentation for the first sub-stage b) Prior to commencement of site works for the relevant sub-stage

	Note No. 10 – Plans of development unless otherwise approved by EDQ Development Assessment, DSDILGP. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP certification from a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
9.	Compliance Assessment - Filling and Excavation a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment concept functional layout plan(s) including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks proposed in this development application. The format of the functional layout plan(s) shall be generally in accordance with PDA Practice Note No. 10 – Plans of Development. b) Submit to EDQ Development Assessment, DSDILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments and the earthworks functional layout plan(s) endorsed under part a) of this condition. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. c) Carry out the filling and excavation generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to submission of pre-construction documentation for the first sub-stage. b) Prior to commencement of site works for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to survey plan endorsement for each sub-stage
10.	Roads - Internal a) Submit to EDQ Development Assessment, DSDILGP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths	a) Prior to commencement of site

	generally in accordance with the relevant approved plans and documents. Proposed indented bus bays shall be designed in accordance with the Translink Public Transport Infrastructure Manual 2012 and Disability Standards for Accessible Public Transport 2004. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
11.	Roads - Trunk – Road 01 and Homestead Drive Extension a) Submit to EDQ Development Assessment, DSDILGP engineering design/construction drawings certified by a RPEQ for Road 01 and Homestead Drive extension, generally in accordance with PDA Guidelines No 13 Engineering Standards – Major Roads and the relevant approved plans and documents. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
12.	Roads - Trunk – Road B a) Submit to EDQ Development Assessment, DSDILGP engineering design/construction drawings certified by a RPEQ for Road B, generally in accordance with PDA Guidelines No 13 Engineering Standards – Major Roads and the relevant approved plans and documents. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' drawings, asset register and test results certified by a	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

	RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the relevant sub-stage
13.	Roads - Trunk – Homestead Drive Rail Overpass a) Submit to EDQ Development Assessment, DSDILGP a traffic management plan including the provisions of temporary traffic signals, certified by an RPEQ for the temporary bridge overpass. b) Implement the traffic management plan including the temporary traffic signals. c) Submit to EDQ Development Assessment, DSDILGP an approval issued by DTMR under Section 253 of the Transport Infrastructure Act (1994) for the construction of a new rail overpass at Homestead Drive, including demolition of the existing overpass, generally in accordance with the relevant approved plans and documents. d) Construct the works generally in accordance with the DTMR approval required under part a) of this condition. e) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all overpass works constructed in accordance with this condition.	a) Prior to survey plan endorsement of the first sub-stage b) Prior to survey plan endorsement of the first sub-stage and to be maintained until the opening of the permanent rail overpass c) Prior to commencement of site works for the fifth sub-stage d) Prior to survey plan endorsement for the fifth sub-stage e) Prior to survey plan endorsement for the first sub-stage
14.	Water - Internal a) Submit to EDQ Development Assessment, DSDILGP a water reticulation Stage 1 Precinct Network Plan certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment, DSDILGP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed network plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of site works for the first sub-stage b) Prior to commencement of site works for each sub-stage c) Prior to survey plan endorsement for each sub-stage

	d) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the registered service provider's current adopted standards.	d) Prior to survey plan endorsement for each sub-stage
15.	Sewer - Internal a) Submit to EDQ Development Assessment, DSDILGP a detailed sewer reticulation design plan for the first two sub-stages certified by a RPEQ in accordance with the SEQ Water and Sewerage Design and Construction Code. b) Submit to EDQ Development Assessment, DSDILGP a sewer reticulation Stage 1 Precinct Network Plan, certified by a RPEQ endorsed by a registered service provider. c) Submit to EDQ Development Assessment, DSDILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance the endorsed network plan required under part b) of this condition. d) Construct the works generally in accordance with the certified plans required under parts a) and c) of this condition. e) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	a) Prior to commencement of site works for the first two sub-stages b) Prior to survey plan endorsement for the first sub-stage c) Prior to commencement of site works for each sub-stage after the first two sub-stages d) Prior to survey plan endorsement for each sub-stage e) Prior to survey plan endorsement for each sub-stage
16.	Water - Trunk a) Submit to EDQ Development Assessment, DSDILGP a trunk water reticulation Stage 1 Network Analysis Plan, certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment, DSDILGP detailed trunk water reticulation design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed Stage 1 Network Analysis Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans, asset register, pressure and bacterial test	a) Prior to the commencement of site works for the first sub-stage b) Prior to the commencement of site works for the relevant sub-stage c) Prior to the commencement of site works for the relevant sub-stage

	results in accordance with the registered service provider's current adopted standards.	d) Prior to survey plan endorsement for the relevant sub-stage
17.	Sewer - Trunk a) Submit to EDQ Development Assessment, DSDILGP a trunk sewer reticulation Stage 1 Network Analysis Plan certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment, DSDILGP detailed sewer trunk reticulation design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed Stage 1 Network Analysis Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	a) Prior to survey plan endorsement for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage.
18.	Sewer – Interim Pump Station and Rising Main a) Submit to EDQ Development Assessment, DSDILGP detailed design plans certified by a RPEQ, and endorsed by Council, for an interim pump station and rising main connecting the site to the existing Flagstone sewerage treatment facilities generally in accordance with the relevant approved plans and documents. b) Enter into a tankering agreement for the collection and disposal of sewerage for any lots created before the interim pump station and rising main connecting the site to the existing Flagstone sewerage treatment facilities has been constructed. The full cost of tankering is to be met by the applicant. c) Maintain the tankering agreement for the collection and disposal of sewerage required by part b) of this condition until the interim pump station and rising main connecting the site to the existing Flagstone sewerage treatment facilities has been constructed. The full cost of tankering is to be met by the applicant. d) Construct the interim pump station and rising main connecting the site to the existing Flagstone Rise sewerage treatment facilities, generally in accordance with the certified plans required under part a) of this condition.	a) Prior to the 31 January 2017 b) Prior to 30 April 2017 c) As indicated d) Prior to 30 November 2017

	e) Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the Council's current adopted standards.	e) Within 60 business days from practical completion
19.	Stormwater Management (Quantity & Quality) a) Submit to EDQ Development Assessment, DSDILGP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage reticulation system including detention basins and stormwater treatment devices generally in accordance with the PDA Guideline No. 13 Engineering Standards – Stormwater Quantity, PDA Guideline No. 13 Engineering Standards – Stormwater Quality and the relevant approved documents. The drainage network adopted must demonstrate 'no worsening' or create actionable nuisances to upstream or downstream properties, including the adjoining rail network, for storm flows up to a 1% AEP. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
20.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The street lighting must comply with one of the following: - Rate 2 (Energex owned) Public Lighting, which is to be: - acceptable to Energex; - endorsed by Council as the Energex 'billable customer'; and - generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' and AS4282 – 'Control of the Obtrusive Effects of Outdoor Lighting'; or - Rate 3 (Council owned) Public Lighting: - which is to be acceptable to Council; - which is to be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces', AS3000 – 'SAA Wiring Rules' and AS4282 – 'Control of the Obtrusive Effects of Outdoor Lighting'. - Submit to EDQ Development Assessment, DSDILGP 'as-constructed' plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to Council.	Prior to survey plan endorsement for each sub-stage

21.	Electricity Submit to EDQ Development Assessment, DSDILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for each sub-stage
22.	Telecommunications Submit to EDQ Development Assessment, DSDILGP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each sub-stage
23.	Broadband Submit to EDQ Development Assessment, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each sub-stage
24.	Compliance Assessment - Public transport (bus) – early provision a) Submit for compliance assessment an interim (for 5 years from the date of commencement of service) public transport (bus) strategy, which may be offset against the municipal charge as set out in the IFF, that demonstrates: i. connection to an existing local public transport network; ii. timeframes for bus services including peak times and other times for weekdays, weekends and public holidays; iii. provision of services having regard to the staging of the development; iv. sustainability of the service beyond the stated subsidy period; and v. detailed costings for the interim public transport strategy. b) Implement the endorsed public transport (bus) strategy. c) Subsidise the operation of the public transport (bus) service generally in accordance with the endorsed strategy required under part a) of this condition.	a) Prior to the occupation of the 200th residential lot

		b) Prior to the occupation of the 200th residential lot c) For a period of five (5) years from commencement of the service.
25.	Secondary Road Access Demonstrate to EDQ Development Assessment, DSDILGP that appropriate secondary access to the development is available for emergency vehicles from New Beith Road.	Prior to commencement of site works for the sub-stage containing the 300th lot.
26.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement of the final stage
Landscaping and Environment		
27.	Bushfire Management and Mitigation a) Submit to EDQ Development Assessment, DSDILGP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within Stage 1 have been carried out generally in accordance with the relevant approved documents. b) No building works are to commence on any lot within 100m of hazardous vegetation unless the lot has been certified by a suitably qualified professional in bushfire hazard assessment that the separation distance from any hazardous vegetation will achieve a radiant heat flux level of 29kW/m² or less at the lot boundary.	a) Prior to survey plan endorsement for the relevant stage b) As indicated
28.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA. The detailed streetscape plans are to include where	a) Prior to commencement of site works for each sub-stage

	applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP ‘As Constructed’ plans and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
29.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA for improvement works within the proposed parkland and open space areas generally in accordance with the related <i>Dev2012/209 Community Green Space Infrastructure Master Plan</i> endorsed on 21/04/15 and the following document: i. Flagstone Stage 1 Update Landscape Master Plan, Revision C, prepared by Urbis dated 5 May 2021, as amended in red dated 18 June 2021 generally documenting where applicable the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location and details of proposed drainage and stormwater works within the park, including cross-sections; 4. locations of electricity and water connections to the park;	a) Prior to commencement of site works for the relevant sub-stage

	5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; 8. Q100 and Q5 post-development flood lines for recreation parks; 9. location and details of proposed multi-use trail; 10. public lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS4282 – <i>‘Control of the Obtrusive Effects of Outdoor Lighting’</i>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
30.	Compliance Assessment - Waterway Rehabilitation and Stabilisation a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Sandy Creek and the Sandy Creek Tributary to the south of Stage 1. The water stabilisation strategy shall include: i. an assessment of geotechnical conditions of the site, ii. proposed locations of detention and bio-retention basins and other infrastructure iii. full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ Development Assessment, DSDILGP detailed waterway rehabilitation and stabilisation plans certified by a RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following: i. Existing contours or site levels, services and features; ii. Proposed finished levels, including sections across and through the waterway at critical points;	a) Prior to submission of pre-construction documentation for works within 100m of a waterway b) Prior to commencement of site works for the relevant sub-stage

	iii. Vegetation management; iv. Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); v. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
31.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Stage 1 development boundary, as shown on the approved Plan of Subdivision, Stage 1 Allotment Layout, Drawing No. 110056-121, Rev AN, dated 11 May 2026. generally in accordance with the endorsed Natural Environment Overarching Site Strategy and the relevant approved plans/documents.	Prior to survey plan endorsement for the relevant sub-stage
32.	Compliance Assessment - Noise Management Submit to EDQ Development Assessment, DSDILGP for compliance assessment a Noise Mitigation Report, certified by a RPEQ, for all lots with 100m from Road 01, the future North-South Arterial road and the railway corridor achieving a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms. Where a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms cannot be achieved, the Noise Mitigation Report is to provide the proposed noise mitigation measures. If any noise barriers are proposed, the detailed design/construction plans certified by a RPEQ are to be provided.	Prior to commencement of site works for the first sub-stage
33.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:	a) Prior to commencement of site works for each sub-stage

	i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
Surveying, land dedications and easements		
34.	Land Dedication Demonstrate to EDQ Development Assessment, DSDILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant sub-stage
35.	Land Dedication - Parkland Transfer, in fee simple to Council as trustee, Lots 90000, 90002, 90003, 90004, 90005, 90006, 90007, 90008, 90011, 90012, 90013 and 90014 for parks and open spaces purposes.	At, or in advance of, off maintenance
36.	Land Dedication – Salisbury to Beaudesert Rail Corridor a) Unless a relevant infrastructure agreement provides to the contrary, transfer, in fee simple, to the State of Queensland (represented by the Department of Transport and Main Roads as trustee), land (to an average width not exceeding 30 metres contiguous to the rail corridor identified as Lot 201 on SP130089 and Lot 221 on SP130090), required to facilitate the provision of the future rail upgrade between Salisbury and Beaudesert. b) Unless agreed to in writing by the State of Queensland (represented by the Department of Transport and Main Roads as trustee), no permanent structures or services are to be installed in the land to be transferred.	At survey plan endorsement for the management lot subdivision of Lot 30000, 30002, 30004 or 30007
37.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage
38.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where a lot is 300m² or less and the lot adjoins another lot 300m² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section	At or prior to survey plan endorsement for the relevant sub-stage

	94(2)(a) of the Land Title Act 1994 (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one (1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one (1) or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.	
39.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the Land Title Act 1994, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
40.	Municipal Charge (excluding catalyst infrastructure charge) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal Charge in accordance with the IFF and indexed to the date of payment. b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure contributions carried out under part b) of this condition may be offset against the Municipal Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsement for each sub-stage
41.	Catalyst Infrastructure Charge Where the catalyst infrastructure agreement executed on 14 August 2014 provide to the contrary, pay to MEDQ the catalyst infrastructure charges in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each stage

42.	State Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the state charge in accordance with the IFF and indexed to the date of payment. b) The State Infrastructure is that set out in the endorsed Infrastructure Master Plans.	Prior to survey plan endorsement for each stage
43.	Sub-Regional Charge Unless a relevant infrastructure agreement provides the contrary, pay to MEDQ the sub-regional charge and value capture charge in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each stage
44.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment. b) The implementation works are those set out in the ICOP. c) Implementation works carried out under part b) of this condition may be offset against the Implementation Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsed for each stage
45.	Koala Habitat Offset Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each stage
Plan of Development (POD) Conditions		
General		
46.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
47.	Compliance Assessment – Detailed design documentation a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment detailed design documentation for any Multiple Residential and Non-residential development. b) Detailed design documentation must detail the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover	Prior to commencement of building works

	v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	
Infrastructure Charges		
48.	Infrastructure Contributions – Multiple Residential and Non-Residential development Pay to MEDQ a monetary contribution in accordance with the IFF indexed to the date of payment.	At compliance assessment for detailed design documentation

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 ****