

Our ref: DEV-2026-FLA-4709

12 June 2026

Nicholas Kelly
Fraser's Property New Beith Pty Ltd c- Urbis Ltd
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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 Development Approval:	Development Permit for Material Change of Use for dwelling houses, home based business, display homes and sales office with Plan of Development; and Reconfiguring a Lot for 262 residential lots, proposed future multiple residential lot, balance land, new road, open space, drainage, access easements and leases over multiple stages
Property Location:	Lot 4 Olson Road, New Beith, QLD 4124
Property Description:	Lot 4 on SP332712

On 12 June 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, Planner on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Boris Lambert
Director
Development Services
Economic Development Queensland

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 4 Olson Road, New Beith, QLD 4124	
Lot on plan description	Lot number	Plan description
	Lot 4	SP332712
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4709	
Original Approval details	Development Permit for Material Change of Use for dwelling houses, home based business, display homes and sales office with Plan of Development; and Reconfiguring a Lot for 262 residential lots, proposed future multiple residential lot, balance land, new road, open space, drainage, access easements and leases over multiple stages	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice.	
	15/12/2025	
Change to Approval decision date	12/06/2026	
Currency Period	6 years from the Original 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.	Reconfiguring of a Lot – Overall	P0055018 ROL-00	Urbis	04 June 2026
2.	Reconfiguring of a Lot – ROL 01	P0055018 ROL-01	Urbis	04 June 2026
3.	Reconfiguring of a Lot – ROL 02	P0055018 ROL-02	Urbis	04 June 2026
4.	Reconfiguring of a Lot – ROL 03	P0055018 ROL-03	Urbis	04 June 2026
5.	Plan of Development – POD 01	P0055018 POD-01	Urbis	04 June 2026
6.	Plan of Development – POD 02	P0055018 POD-02	Urbis	04 June 2026
7.	Plan of Development – POD 03	P0055018 POD-03	Urbis	04 June 2026
8.	Development Controls	P0055018 CTR-01	Urbis	04 June 2026
9.	Development Controls &	P0055018 CTR-02	Urbis	04 June 2026

	Supporting Information			
10.	Staging Plan	P0055018 STG-01	Urbis	04 June 2026
11.	Parking Plan	P0055018 PRK-01	Urbis	04 June 2026
12.	Indicative Footpath Network	P0055018 STG-01	Urbis	04 June 2026
Plans and documents previously approved on 09 April 2026 (DEV-2026-FLA-4438)				
1.	Reconfiguring of a Lot – Overall (amended in red)	P0055018 ROL-00	Urbis	9 March 2026
2.	Reconfiguring of a Lot – ROL 01 (amended in red)	P0055018 ROL-01	Urbis	9 March 2026
3.	Reconfiguring of a Lot – ROL 02	P0055018 ROL-02	Urbis	9 March 2026
4.	Reconfiguring of a Lot – ROL 03	P0055018 ROL-03	Urbis	9 March 2026
5.	Plan of Development – POD 01 (amended in red)	P0055018 POD-01	Urbis	9 March 2026
6.	Plan of Development – POD 02	P0055018 POD-02	Urbis	9 March 2026
7.	Plan of Development – POD 03	P0055018 POD-03	Urbis	9 March 2026
8.	Development Controls	P0055018 CTR-01	Urbis	9 March 2026
9.	Development Controls & Supporting Information	P0055018 CTR-02	Urbis	27 March 2026
10.	Staging Plan (amended in red)	P0055018 STG-01	Urbis	9 March 2026
11.	Parking Plan (amended in red)	P0055018 PRK-01	Urbis	9 March 2026
12.	Indicative Footpath Network (amended in red)	P0055018 STG-01	Urbis	9 March 2026
13.	Round Mountain - Precinct B Landscape Masterplan Report	Issue D	Urbis	21 January 2026
14.	Traffic Impact Statement	620.31041.00001 Revision 3.0	SLR	31 October 2025
15.	Stormwater Quality Management Plan	Version 1	DesignFlow	15 August 2025
16.	Bushfire Management Plan	25032 Final V2	Land and Environment Consultants Pty Ltd (LEC)	21 January 2026
17.	Significant Biodiversity Assessment Report – Precinct B	10941 E Issue A	Saunders Havill	21 August 2025
18.	Fauna Management Plan for Precinct B	10941 Revision A	Saunders Havill	18 August 2025
19.	Vegetation Management Plan - Cover Sheet	10941 E 01	Saunders Havill	7 August 2025

20.	Vegetation Management Plan – Vegetation Clearing Notes	10941 E 02 P-B VMP C	Saunders Havill	7 August 2025
21.	Vegetation Management Plan – Context Sheet	10941 E 03 P-B VMP C	Saunders Havill	7 August 2025
22.	Vegetation Management Plan – Detail Sheets (Sheets 04 to 30)	10941 E 04 to 30 P-B VMP C	Saunders Havill	7 August 2025
23.	Vegetation Management Plan – Clearing Direction	10941 E 31 P-B VMP C	Saunders Havill	7 August 2025
23a.	Earthworks, Roadworks and Drainage	23-0154-P100 to 23-0154-P126, Rev C	Colliers	19 December 2025
23b.	Stormwater Quality	23-0154-P200 and 23-0154-P201, Rev C	Colliers	19 December 2025
23c.	Sewerage and Water Reticulation	23-0154-P300 to 23-0154-P304, Rev C	Colliers	19 December 2025
23d.	Precinct B High Level Water Main	23-0154-SK0035, Rev B	Colliers	20 March 2026
Supporting Documents and Plans				
24.	New Beith Flagstone Creek Flood Study	Projects\4488 Version 2	DesignFlow	September 2025
25.	Engineering Services Report (Updated Plan Set Revision C)	23-0154.ESR01-V1	Colliers	August 2025
26.	Road Traffic and Rail Noise Impact Assessment	301050975, Revision 003	Stantec	15 January 2026

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 a duly completed Compliance Assessment form².
- iii) submit to EDQ the documentation as required under the relevant condition.

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

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

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment 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 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street Naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Access		
3.	Access to Development Submit to EDQ DA, confirmation that lawful access is available to the development either via the New Beith Rail Overbridge (DEV2024/1551) or the Flagstone Creek Corridor culvert crossing (DEV2025/1627).	Prior to the first plan sealing is lodged.
Engineering conditions		
4.	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified and experienced RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) ensure and maintain access to the occupational railway crossing for construction and maintenance traffic only; iv) ensure that no members of the public will have access to the occupational railway level crossing; v) provision of parking for workers and materials delivery; vi) risk identification, assessment and identification of mitigation measures; vii) ongoing monitoring, management review and certified updates (as required); and viii) 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. 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. <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>	a) Prior to commencing work for the relevant stage b) During construction
9.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) 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	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	
Earthworks and Retaining Walls		
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a suitably qualified and experienced RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved earthworks functional layout plans The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that:	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	for the relevant stage
11.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified and experienced RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) A maximum of 2.5m in height; iii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iv) located and designed generally in accordance with the approved functional layout plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from a suitably qualified and experienced RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
12.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified and experienced RPEQ, for all roadworks, including parking bays, indented bus bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents. <i>Note: bus bays are to accommodate a 14.5m ridged bus and constructed in accordance with TMR standards and guidelines.</i>	a) Prior to commencing roadworks

PDA Development Conditions		
No.	Condition	Timing
	b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Trunk Connector – Compliance Assessment a) Submit to EDQ IS for Compliance Assessment, Roadworks Functional Layout Plans for the north-south Trunk Connector (Road 34), certified by a RPEQ, including: i) all intersections and roundabouts; ii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; iii) Extent of retaining walls; iv) the function of dedicated two-way cycle track with priority intersection treatment; v) clear sight lines to ensure legibility and visibility for all users; vi) safe pedestrian crossing point between; vii) indented bus bay to cater for 14.5m long bus and designed in accordance with Translink PTIM; viii) the following supporting information: 1. referenced design and performance criteria; 2. referenced supporting documentation used to inform designs; 3. RPEQ confirmation that all works within existing or proposed road reserves accord with PDA Guideline No. 13. b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the north-south Trunk Connector (Road 34) generally in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencing roadworks b) Prior to commencing roadworks

PDA Development Conditions		
No.	Condition	Timing
	c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>; iii) as-constructed drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
14.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</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: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex or Ergon 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. 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: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a suitably qualified and experienced RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
15.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a suitably qualified and experienced RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
16.	Trunk Water Main – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed design plans, certified by RPEQ for a DN300 trunk water main along Sandy Creek Road (north south trunk connector), including DMA Feed to the reticulation network servicing the development. The certified trunk water design plans must be designed generally in accordance with Guideline No. 13 Engineering standards. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing of works b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage

PDA Development Conditions		
No.	Condition	Timing
17.	Temporary Water Pump Station and High Level Zone Reticulation Network – Compliance Assessment a) Submit to EDQ IS for compliance assessment, detailed design plans and report certified by a RPEQ for a booster pump station and reticulation water network, to service proposed lots with elevation above 65m AHD, generally in accordance with PDA Guideline No. 13 Engineering standards. b) Construct the pump station and reticulation water network generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of the water pump station constructed in accordance with this condition, including an asset register, commissioning report and test results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <i>Note: the temporary water pump station will establish a temporary booster supply zone to service lots with elevation above 65m AHD, until the connection to the planned Round Mountain High Level Zone is available.</i>	a) Prior to commencing water reticulation work for Stage 4 or Stage 7 whichever occurs first. b) Prior to survey plan endorsement for Stage 4 or Stage 7 whichever occurs first. c) Prior to survey plan endorsement for Stage 4 or Stage 7 whichever occurs first.
18.	Sewer Reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a suitably qualified and experienced RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by a suitably qualified and experienced RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:	a) Prior to commencing sewer reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	
19.	Roadworks within Rising Main Easement – Compliance Assessment Submit to EDQ IS for compliance assessment detailed roadworks design plans, certified by a suitably qualified and experienced RPEQ. The certified design plans must demonstrate: i) Relevant cross sections of Road 06 demonstrating how any impacts to the existing rising main will be managed ii) Sufficient detail of the construction of the proposed road to ensure no negative impact on the future construction of the second rising main. <i>Note: The applicant is responsible for complying with the current easement terms, including works approval from the easement grantee (Council).</i>	Prior to commencement or roadworks within the existing sub-regional sewerage easement.
20.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ IS for Compliance Assessment, detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices. The compliance assessment design is to be: i) In accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; ii) Delineate the 50m buffer from the new waterway centerline; iii) Include a statement and plans from an ecologist/arborist to determine the extent of trees to be retained and removed. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Construct Bio-retention basin 6 generally in accordance with the certified plans submitted under part a) of this condition	a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for Stage 4 or Stage 7, whichever occurs first.

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	d) Prior to survey plan endorsement for the relevant stage
21.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity and: ii) the approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	 a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
22.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	 a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
23.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	 a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
24.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Landscape and environment		
25.	Streetscape Works - Compliance assessment for d) - g) Either: a) Submit to EDQ IS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy - Landscaping b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ IS for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and	a) Prior to commencement of site 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 d) Prior to commencement of site works for each sub-stage

PDA Development Conditions		
No.	Condition	Timing
	5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
26.	Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: i) <i>PDA Guideline No. 12 – Park planning and design</i>; and ii) the approved plans The certified plans are to include, where relevant: i) existing contours or site levels, services and features; ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv) locations of electricity and water connections to parks; v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; vi) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; vii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	viii) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
27.	Environment Protection and Biodiversity Conservation Act (EPBC) approval Submit to EDQ DA any environmental approvals required under the EPBC Act.	Prior to any clearing commencing on site.
28.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Precinct B development boundary in accordance with the relevant approved plans/documents.	Prior to survey plan endorsement for the relevant sub-stage
29.	Compliance Assessment - Waterway Rehabilitation and Stabilisation – Flagstone Creek a) Submit to EDQ IS for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Flagstone Creek limited to the northern side of the creek or as otherwise required for tie-in purposes. The water stabilisation strategy shall include: - an assessment of geotechnical conditions of the site, - proposed locations of detention and bio-retention basins and other infrastructure - full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ IS detailed waterway rehabilitation and stabilisation plans for the northern portion of Flagstone Creek 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: - Existing contours or site levels, services and features; - Proposed finished levels, including sections across and through the waterway at critical points;	a) Prior to submission of pre-construction documentation for stage 4 b) Prior to commencement of site works for stage 4

PDA Development Conditions		
No.	Condition	Timing
	iii. Vegetation management; iv. Details and locations of any proposed structures, including: headwalls, 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 Services 'as constructed' plans and asset register in a format acceptable to the Council certified by a suitably qualified environmental professional. e) Provide verification to EDQ Development Services from a suitably qualified environmental professional that the works have inspected and constructed generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to survey plan endorsement for stage 7 d) Prior to survey plan endorsement for stage 7 e) Prior to survey plan endorsement for stage 7
30.	Bushfire management a) Carry out the development in accordance with the recommendations of approved plans and documents b) Submit certification from an appropriately qualified professional that the works have been undertaken in accordance with Part (a) of this condition	Prior to survey plan endorsement for relevant stage.
31.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified and experienced RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>; and ii) the approved plans and documents b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified and experienced RPEQ and an asset register.	a) Prior to commencement of noise barrier works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
32.	Road Traffic and Rail Noise Impact Assessment Submit to EDQ IS an amended Road Traffic and Rail Noise Impact Assessment, certified by a RPEQ, addressing the following: i) Update the noise barrier design with three opening locations along the Trunk Connector. ii) Provide a site plan indicating the road segment as outlined in Table 6. iii) Provide the referenced SLR report (620.v013870.00001) in the Appendix. iv) Update Table 7: Predicted Road Traffic Noise Level.	Prior to commencing site works
Surveying, Land Transfers and Easements		
33.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, Lot 9005 & Lot 9006 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
34.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 9002, 9003, and 9004 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
35.	Easements over Infrastructure 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. 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 stage
36.	High Density Development Easements (lots $\leq 300\text{m}^2$ in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 300\text{m}^2$ in area and involving common wall construction. 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 stage b) At registration of survey plan for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
37.	Reciprocal Easements (lots >300m² in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots >300m² in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <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>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Koala Habitat Contribution		
38.	Koala Habitat Contribution Pay to the MEDQ \$150 for each approved dwelling to be developed in accordance with the approved plan of development <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>	Prior to survey plan endorsement for each sub-stage
Infrastructure contributions (uses in accordance with a POD)		
39.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****