



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1549

23 October 2025

Frasers Property New Beith Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Ian Langford
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Ian.Langford@rpsconsulting.com; Tom.Hill@rpsconsulting.com

Dear Mr Langford

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

PDA Development Application DEV2024/1549 for Development Permit for Material Change of Use for house, home based business, display homes and sales office with Plan of Development and Reconfiguring a Lot for 152 residential lots, balance land, new road, open space, drainage, access easements and leases over multiple stages at Olson Road and Mountain Ridge Road, New Beith described as Lot 4 on SP332712

On 23 October 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Olson Road and Mountain Ridge Road, New Beith	
Lot on plan description	Lot number	Plan description
	Lot 4	SP332712
PDA development application details		
DEV reference number	DEV2024/1549	
'Properly made' date	17 September 2024	
Type of application	☐ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use – house, home based business, display homes and sales office with a Plan of Development Reconfiguring a Lot – 152 residential lots, balance land, new road, open space, drainage and access easements.	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Plan of Development including house, home based business, display homes and sales office; • 152 residential lots; • Balance lots; • New roads • Open space • Drainage; and • Access easements	
Decision date	23 October 2025	
Currency period	6 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias
Manager	Leila Torrens
Engineer	Ava Jalali
Delegate	Brandon Bouda

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Precinct A Plan of Subdivision prepared by RPS	151113-42 Rev G	3 October 2025
2.	Precinct A Plan of Development prepared by RPS	151113-43 Rev G	3 October 2025
3.	Precinct A Car Parking Analysis prepared by RPS	151113-44 Rev G	3 October 2025
4.	Precinct A Indicative Footpath Network prepared by RPS	151113-45 Rev G	3 October 2025
5.	Precinct A Product Diagrams prepared by RPS	151113-48 Rev G	3 October 2025
6.	Precinct A Allotment Diagrams prepared by RPS	151113-49 Rev G	3 October 2025
7.	Geotechnical Investigation Report Precinct A Subdivision prepared by Core Consultants Pty Ltd	J001800-002-R-Rev 0	
8.	Dispersive Soil Management Plan Precinct A development New Beith prepared by Gallagher Environmental	GE25.021.R1a	7 April 2025
9.	Round Mountain Precinct A Masterplan Report prepared by Urbis	Issue G	12 August 2025
10.	Bushfire Mitigation Report prepared by EBA	FM 5724-A2	22 August 2025
11.	Round Mountain Project – Precinct A Vegetation Management Plan prepared by Saunders Havill	Project 10941 Issue E	21 August 2025
12.	Traffic Impact Statement by SLR Consulting Australia	620.31041.0000 Revision 1	17 September 2024
13.	Significant Biodiversity Assessment Report prepared by Saunders Havill	Project 10941 Issue B	16 September 2024
14.	Fauna Management Plan prepared by Saunders Havill	Project 10941 Issue A	22 August 2024
15.	Waterway investigation within Lot 4 SP332712, Olsen Road New Beith prepared by Fishology Consulting	-	29 July 2024
16.	New Beith - Precinct A – Cover Plan prepared by Colliers	23-0153 P100 Rev B	14 August 2025
17.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 1 of 4 prepared by Colliers	23-0153 P101 Rev C	14 August 2025
18.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 2 of 4 prepared by Colliers	23-0153 P102 Rev C	14 August 2025
19.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 3 of 4 prepared by Colliers	23-0153 P103 Rev C	14 August 2025

20.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 4 of 4 prepared by Colliers	23-0153 P104 Rev C	14 August 2025
21.	New Beith - Precinct A – Concept Bulk Earthworks Typical Sections Sheet 1 of 3 prepared by Colliers	23-0153 P105 Rev C	14 August 2025
22.	New Beith - Precinct A – Concept Bulk Earthworks Typical Sections Sheet 2 of 3 prepared by Colliers	23-0153 P106 Rev C	14 August 2025
23.	New Beith - Precinct A – Concept Bulk Earthworks Typical Sections Sheet 3 of 3 prepared by Colliers	23-0153 P107 Rev C	14 August 2025
24.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 1 of 4 prepared by Colliers	23-0153 P108 Rev C	14 August 2025
25.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 2 of 4 prepared by Colliers	23-0153 P109 Rev C	14 August 2025
26.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 3 of 4 prepared by Colliers	23-0153 P110 Rev C	14 August 2025
27.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 4 of 4 prepared by Colliers	23-0153 P111 Rev C	14 August 2025
28.	New Beith - Precinct A – Typical Road Sections Sheet 1 of 2 prepared by Colliers	23-0153 P112 Rev B	14 August 2025
29.	New Beith - Precinct A – Typical Road Sections Sheet 2 of 2 prepared by Colliers	23-0153 P113 Rev B	14 August 2025
30.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 1 of 4 prepared by Colliers	23-0153 P114 Rev B	14 August 2025
31.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 2 of 4 prepared by Colliers	23-0153 P115 Rev B	14 August 2025
32.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 3 of 4 prepared by Colliers	23-0153 P116 Rev B	14 August 2025
33.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 4 of 4 prepared by Colliers	23-0153 P117 Rev B	14 August 2025
34.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 1 of 4 prepared by Colliers	23-0153 P118 Rev C	14 August 2025
35.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 2 of 4 prepared by Colliers	23-0153 P119 Rev C	14 August 2025
36.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 3 of 4 prepared by Colliers	23-0153 P120 Rev C	14 August 2025
37.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 4 of 4 prepared by Colliers	23-0153 P121 Rev B	14 August 2025
38.	New Beith - Precinct A - Concept Bio Retention Basin Layout Plan Sheet 1 of 2 prepared by Colliers	23-0153 P200 Rev B	14 August 2025
39.	New Beith - Precinct A - Concept Bio Retention Basin Layout Plan Sheet 2 of 2 prepared by Colliers	23-0153 P201 Rev C	14 August 2025
40.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 1 of 3 prepared by Colliers	23-0153 P300 Rev C	14 August 2025
41.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 2 of 3 prepared by Colliers	23-0153 P301 Rev C	14 August 2025

42.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 3 of 4 prepared by Colliers	23-0153 P302 Rev C	14 August 2025
43.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 4 of 4 prepared by Colliers	23-0153 P303 Rev C	14 August 2025
44.	New Beith - Precinct A - Trunk Sewer Layout Plan Sheet 1 of 2 prepared by Colliers	23-0153 P304 Rev B	14 August 2025
45.	New Beith - Precinct A - Trunk Sewer Layout Plan Sheet 2 of 2 prepared by Colliers	23-0153 P305 Rev B	14 August 2025
46.	New Beith - Precinct A – Concept Trunk Sewer Longitudinal Sections Sheet 1 of 2 prepared by Colliers	23-0153 P306 Rev B	14 August 2025
47.	New Beith - Precinct A – Concept Trunk Sewer Longitudinal Sections Sheet 2 of 2 prepared by Colliers	23-0153 P307 Rev B	14 August 2025
48.	New Beith - Precinct A – Concept Internal Sewer Control Layout Plan prepared by Colliers	23-0153 P308 Rev B	14 August 2025
49.	New Beith - Precinct A – Concept Internal Sewer Control Longitudinal Section prepared by Colliers	23-0153 P309 Rev B	14 August 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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

Compliance assessment

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

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

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.

- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
General		
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
Rail Corridor		
3.	Level Crossing Works a) Close and decommission the existing occupational railway level crossing at the Western end of Mountain Ridge Road. b) Construct the occupational railway level crossing to accommodate construction and maintenance traffic only in accordance with the approved plans and documents	a) Prior to the first plan sealing lodge. b) Unless alternative access is provided, prior to commencement of earthworks.

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Close and decommission the occupational railway level crossing constructed under Part (b) of this condition. Note: the construction of the New Beith Rail Overbridge is to be finalised and operational in accordance with DEV2025/1551 prior to the first plan sealing	c) Prior to the first plan sealing is lodged, unless otherwise agreed to by EDQ.
Construction		
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; 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);	a) Prior to commencing work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage 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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.	a) Prior to commencing work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	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>	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 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>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
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) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved earthworks functional layout plans The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	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: 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement 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. Note: bus bays are to accommodate a 14.5m ridged bus and constructed in accordance with TMR standards and guidelines. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
	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.	c) Prior to survey plan endorsement for the relevant stage
13.	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
14.	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.	a) Prior to commencing water reticulation work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15.	Trunk Water Main along Mountain Ridge Road a) Submit to EDQ IS detailed design plans, certified by RPEQ for a DN200 trunk water main along Mountain Ridge Road, from Pebble Creek Way to proposed Road 34. 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. <i>Note 1: the DN200 trunk water main will provide interim supply of Precinct A from the Pebble Creek Way network. Once the existing DN250 trunk water main on Sandy Creek Road will be extended to the site (as part of a separate application), the DMA feed will be installed and the DN200 will then reverse the flow and supply the Pebble Creek area.</i> <i>Note 2: The section of the trunk water main external to the PDA will be subject to an operational works approval from Council.</i>	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
16.	Temporary Water Pump Station – Compliance Assessment a) Submit to EDQ IS for compliance assessment, detailed design plans and report certified by a RPEQ for a booster pump station to service proposed lots with elevation above 65m AHD, generally in accordance with PDA Guideline No. 13 Engineering standards.	a) Prior to commencing water reticulation work for Stage 2 or Stage 3

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	b) Construct the pump station 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>	b) Prior to survey plan endorsement for Stage 2 or Stage 3 c) Prior to survey plan endorsement for Stage 2 or Stage 3
17.	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: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	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
18.	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 3 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.

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
19.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ IS for compliance assessment detailed engineering drawings, certified by a suitably qualified and experienced RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> 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 suitably qualified and experienced 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
20.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ IS for compliance assessment detailed engineering drawings and hydraulic calculations, certified by a suitably qualified and experienced RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> 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 suitably qualified and experienced 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
21.	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
22.	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.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
23.	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		
24.	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 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.	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

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	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
25.	Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ DA, 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 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.	a) Prior to commencement of landscape work for the relevant stage b) Prior to survey plan endorsement for the relevant stage

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	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
26.	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.
27.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Precinct A development boundary in accordance with the relevant approved plans/documents.	Prior to survey plan endorsement for the relevant sub-stage
28.	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.
29.	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
Surveying, Land Transfers and Easements		
30.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, Lot 9000 & Lot 9002 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
31.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 9001, 9003 and 9004 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage

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32.	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
33.	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
34.	Reciprocal Easements (lots $> 300\text{m}^2$ in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots $> 300\text{m}^2$ 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
Infrastructure contributions (uses in accordance with a POD)		
35.	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.

Other Advice	
Railway Corridor and Future Railway Corridor	
1.	Works on a railway Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. This includes the construction of the new road bridge (and all associated earthworks and infrastructure), the relocation of the occupational crossing as well as the closure of the railway level crossings. An occupational crossing licence or other crossing agreement will also be required. This must be obtained from the railway manager for all new crossings and changes to the use of existing private level crossings. Changes include any change to vehicular traffic associated with the use or development on the land or any changes to the volume or composition of the vehicular traffic using the crossing, including the maximum design vehicle. Please be advised that this PDA development approval response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager (Australian Rail Track Corporation (ARTC)). The applicant should contact ARTC on (08) 8217 4366 in relation to this matter.
2.	Extending Roads Over Rail Corridor Land Under section 253 of the <i>Transport Infrastructure Act 1994</i>, Logan City Council must seek permission from the Chief Executive of the Department of Transport and Main Roads in relation to relevant infrastructure associated with constructing, maintaining and operating a road on rail corridor land or non-rail corridor land by way of a bridge. The permission may be subject to conditions and the railway manager will be consulted as part of this process. After the permission is granted, the permission will be recorded on the relevant lease for the rail corridor land. For assistance in relation to this process, please contact Patrick Leys of TMR's Rail Corridor Management team at: RCM@tmr.qld.gov.au or at 3066 7430.

**** End of Package ****