

Our ref: DEV-2026-FLA-4645

27 August 2026

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

Dear Applicant

Changed PDA Decision Notice

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

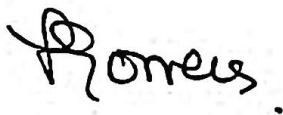
Priority Development Area (PDA):	Greater Flagstone
PDA Development Approval:	Change to PDA Development Permit for Reconfiguring a Lot – 3 lots into 4 lots with access easements and new road
Property Location:	New Beith Road and Everdell Road, New Beith Queensland 4124
Property Description:	Lot 911 on SP356636

On 27 August 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 Mr Ali Rizayee, Planning Officer, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at Ali.Rizayee@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Council@logan.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	New Beith Road and Everdell Road, New Beith	
Lot on plan description	Lot number	Plan description
	Lot 911	SP356636
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4645	
Original Approval details	PDA Development Approval for Development Permit for Reconfiguring a Lot for 3 lots into 4 lots with access easements and new road	
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. The approval is for changes to the following: • Amended RAL plans • Amendments to timing of conditions 1 and 29	
Original decision date	18 December 2025	
Change to Approval decision date	27 August 2026	
Currency Period	4 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.	Primary School Site – Proposed Phase 1 Subdivision (School Allotment and Temporary Access Easement)	110056-537 Rev D Sheet 1	RPS	31 March 2026
2.	Primary School Site – Proposed Phase 1 Subdivision (School Allotment and Temporary Access Easement)	110056-537 Rev D Sheet 2	RPS	31 March 2026

3.	Primary School Site – Proposed Phase 2 Subdivision (New Road and Balance Lots)	110056-538 Rev E Sheet 1	RPS	18 June 2026
4.	Primary School Site – Proposed Phase 2 Subdivision (New Road and Balance Lot)	110056-538 Rev E Sheet 2	RPS	18 June 2026

Supporting plans and documents

1.	School Site Servicing Layout	SK04, Rev 3	Colliers	06 February 2024 (as amended in red)
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Plans and documents previously approved on 18 December 2025

1.	Flagstone City Area 3 South Pipe Sizes (Sewer) – As approved under DEV2024/1491	JD0000347	Digital Water Solutions	6 February 2025
2.	Flagstone Development Water Mains Diameter (mm) – As approved under DEV2024/1491	JD0000347	Digital Water Solutions	19 February 2025
3.	Flagstone City CA3 South Site-Based Stormwater Management Plan – As approved under DEV2024/1491	QC4012_002-REP-004-2, Rev 2	Engeny	23 August 2024

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.
- 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.

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) 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.	• For Stage 1, survey plan endorsement is to occur prior to 30 November 2026 • For Stage 2, survey plan endorsement for either: • Stages 9M-1, 10A-1 and 10A-2; or • Stages 8A, 8B, 8C and 10A-1; is to occur prior to 30 November 2027. Where Stages 9M-1, 10A-1 and 10A-2 are delivered prior to Stages 8A, 8B and 8C, survey plan endorsement for Stages 8A, 8B and 8C is to occur prior to 30 June 2028. All roads, bus stop infrastructure and associated frontage works required to service the school site are to be provided prior to commencement of operation of the school.
2.	Street naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for stage

PDA Development Conditions		
No.	Condition	Timing
		2
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
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 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;	a) Prior to commencing work for the relevant stage

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

PDA Development Conditions		
No.	Condition	Timing
	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 an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: 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 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;	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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. 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.	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. 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.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Engineering conditions		
10.	Earthworks – Compliance Assessment a) Submit to EDQ for compliance assessment detailed earthworks plans, including any road batters, certified by a	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	suitably qualified 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 DCOP. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site including for the road reserves as required by condition 11 – Geotechnical / Slope Stability Report (Road Reserve); 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. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 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 stage 1 c) Prior to survey plan endorsement for stage 1
11.	Geotechnical / Slope Stability Report (Road Reserves) Submit to EDQ a Geotechnical/slope stability report for the proposed road reserves prepared by a suitably qualified RPEQ specialised in Geotechnical engineering demonstrating all works associated with the delivery of the roads (road works/drainage infrastructure/earthworks and retaining walls etc.) have been adequately designed based on the existing geotechnical	Prior to commencing any earthworks for the subdivision.

PDA Development Conditions		
No.	Condition	Timing
	conditions of the site and that they achieve a long-term factor of safety greater than 1.5 against all types of geotechnical instabilities. The Geotechnical/slope stability report is also to address the following: i) compliance with the endorsed Earthworks Infrastructure Master Plan Version 1.3 dated July 2018. ii) relaxations in design standards will be identified for constructing future infrastructures within the proposed subdivision; iii) the suitability to install services along the interfaces with the school site; iv) Slip circle analysis for proposing any type of relaxation.	
12.	Retaining Walls – Compliance Assessment a) Submit to EDQ for compliance assessment, detailed engineering plans, certified by a RPEQ, for any retaining walls. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); and iii) be no greater than 2.5m in height. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Roadworks – Temporary access a) Submit to EDQ detailed functional layout plans for the temporary access, certified by a suitably qualified RPEQ, designed in accordance with AS2890.2, and achieves: i. a 200m radius curve ii. a min width of 7m b) Construct the temporary access generally in accordance with the certified plans submitted under part a) of this condition	a) Prior to survey plan endorsement of Stage 1 b) Prior to survey plan endorsement of Stage 1

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ certification from a suitably qualified RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition	c) Prior to survey plan endorsement of Stage 1
14.	Roadworks – Compliance assessment a) Submit to EDQ for compliance assessment, detailed functional road layouts, prepared by a suitably qualified RPEQ, for all roadworks, including parking bays, bus stops (including on-street indented bus stop/set down area outside the school for school bus services), 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 functional road layout plans approved under DEV2024/1491. Streets adjoining school sites shall be designed generally in accordance with TMR: Planning for safe schools Technical Guide V4a Proposed indented bus bays and in line bus stops shall be designed in accordance with the Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ: i) certification from a suitably qualified RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for Stage 2 c) Prior to survey plan endorsement for Stage 2
15.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition.	

PDA Development Conditions		
No.	Condition	Timing
	a) Design and install a <u>Rate 2</u> street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: 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 'as-constructed' plans and test documentation, certified by a suitably qualified RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for stage 2 b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
16.	Indicative Network Precinct Plan Submit to EDQ an indicative network precinct plan identifying the location of water, sewer, telecommunications, broadband and power connections to the site	Prior to survey plan endorsement of Stage 1.
17.	DN300 trunk water main – Compliance Assessment Unless already constructed through EDQ approval DEV2024/1491: a) Submit to EDQ for compliance assessment, detailed design plans certified by a RPEQ, for the proposed DN300 trunk water main from the trunk network within New Beith Road to the western boundary of the land subject to this approval, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the supporting plans. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencing water works b) Prior to survey plan endorsement for Stage 2

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of the water infrastructure 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.	c) Prior to survey plan endorsement for Stage 2
18.	Water Pump Station – Compliance Assessment Unless already constructed through EDQ approval DEV2024/1491: a) Submit to EDQ for compliance assessment, detailed design plans and report certified by a RPEQ, for a proposed variable speed pump station, including back-up generator and standby pumping units to ensure continuity of supply, to service the development, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. b) Construct the pump station generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ '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. Note: The water pump station will establish a temporary booster supply zone to service lots within the proposed demand management area DM2. Once the Round Mountain Reservoir HLZ 2 is constructed, the water pump station with the downstream DN300 will be converted to the dedicated feed to the HLZ reservoir.	a) Prior to commencing water works b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
19.	Water reticulation a) Submit to EDQ detailed water reticulation design plans, certified by a suitably qualified 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 works

PDA Development Conditions		
No.	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 'as constructed' plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: 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 stage 2 c) Prior to survey plan endorsement for stage 2
20.	Sandy Creek Trunk Sewer – Compliance Assessment Unless already constructed through EDQ approval DEV2024/1491: a) Submit to EDQ, for compliance assessment detailed design plans and report certified by a RPEQ, for the extension of the Sandy Creek Trunk Sewer from Stage 5 to the future connection to the reticulation network for Stage 11 of DEV2024/1491, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the supporting plans. The detailed design plans and report shall include: i) Route selection to minimise impact to existing vegetation, while maintaining a cost-effective conveyance solution ii) Preliminary plans to upstream further extend to demonstrating adequate level to service upstream catchments. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: 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 works b) Prior to the survey plan endorsement of Stage 2 c) Prior to the survey plan endorsement of Stage 2
21.	Sewer reticulation	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ detailed sewer reticulation design plans, certified by a suitably qualified 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 'as constructed' plans, certified by a suitably qualified 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 works b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
22.	Stormwater management (quality) a) Submit to EDQ detailed engineering drawings, certified by a suitably qualified 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, iii) The supporting plans; and iv) The endorsed Stormwater Infrastructure Master Plan b) Construct the stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a suitably qualified RPEQ, including an asset register in a format acceptable to Council	a) Prior to commencing stormwater work b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
23.	Stormwater management (quantity) a) Submit to EDQ detailed engineering drawings and hydraulic calculations, certified by a suitably qualified 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,	a) Prior to commencing stormwater work

PDA Development Conditions		
No.	Condition	Timing
	iii) The supporting plans, and iv) The endorsed Stormwater Infrastructure Master Plan. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a suitably qualified RPEQ specialised in hydrology and hydraulic engineering, including an asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2
24.	Electricity a) Submit to EDQ 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 stage 2 b) Prior to survey plan endorsement for stage 2
25.	Telecommunications a) Submit to EDQ 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 stage 2 b) Prior to survey plan endorsement for stage 2
26.	Broadband a) Submit to EDQ 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 stage 2 b) Prior to survey plan endorsement for stage 2
27.	Streetscape Works (compliance assessment d)-g))	

PDA Development Conditions		
No.	Condition	Timing
	Either: a) Submit to EDQ 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. The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by a suitably qualified RPEQ. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ '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 for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting; 2. footpath treatments, ensuring any embellishments within do not obstruct maintenance operations. (e.g. proposed boulders are spaced accordingly to allow for mowing or are located in landscaped beds) 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by an RPEQ; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition.	a) Prior to commencement of site works for stage 2 b) Prior to survey plan endorsement for stage 2 c) Prior to survey plan endorsement for stage 2 d) Prior to commencement of site works for stage 2 e) Prior to commencement of site works for stage 2

PDA Development Conditions		
No.	Condition	Timing
	f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ 'as constructed' plans and asset register in a format acceptable to Council. Note: <i>footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i>	f) Prior to survey plan endorsement for stage 2 g) Prior to survey plan endorsement for stage 2
28.	Vegetation management and clearing a) Submit to EDQ a vegetation management plan for the clearing of vegetation b) Carry out vegetation clearing generally in accordance with the VMP submitted under part a) of this condition	a) Prior to commencement of site works b) Prior to survey plan endorsement for stage 1
29	Land transfers – State community facilities Transfer, in fee simple, to the State of Queensland (represented by the Department of Education), Lot 30015 as shown on the approved plans for education purposes. Lots to be transferred under this condition must be serviced in accordance with the DCOP for Flagstone and the Greater Flagstone infrastructure planning and background report	Lot 30015 is to be transferred to the State of Queensland by 30 November 2026. Servicing of Lot 30015 for water, electricity and road access is to occur with Stage 2, prior to 30 November 2027. Provision of sewer, and stormwater drainage to service Lot 30015 is to occur with Stage 2 prior to 30 June 2028.
30.	Temporary Access Easements	As indicated

PDA Development Conditions		
No.	Condition	Timing
	a) A temporary access easement over Lot 911 (Easement A) to provide access to Lot 30015 are to be created at the registration of the survey plan creating Lot 30015, and be in favour of Department of Education. b) The access easement is to be extinguished at the on-maintenance of the road required by condition 14.	
31.	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 stage 2

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 ****