

Our ref: DEV-2026-FLA-5087

31 August 2026

Peet Flagstone City Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Attention: 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):
PDA Development Approval:

Greater Flagstone
Change to PDA Development Approval for
Development Permit for Reconfiguring a Lot (4 into
1627 residential lots, non-residential lots, open space,
new roads, balance lots) and associated Plan of
Development

Property Location:
Property Description:

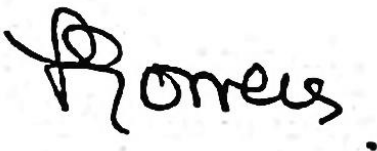
New Beith Road and Everdell Road, New Beith
Lot 1 on RP35155, Lot 989 on SP348566, Lot 908 on
SP348566 and Lot 911 on SP346330

On 31 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 Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Logan City Council

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 1	SP362514
	Lot 989	SP362514
	Lot 908	SP354746
	Lot 911	SP356636

PDA Development Approval details	
DEV Reference No.	DEV-2026-FLA-5087
Original Approval details	PDA Development Approval for Development Permit for reconfiguring a Lot (4 into 1631 residential lots, non-residential lots, open space, new roads, balance lots) and associated Plan of Development
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: Amend Plan of Development (POD) Notes 16 and 17 for Stages 10 and 12 for the 25m deep lots
Original decision date	7 May 2025
Change to Approval decision date	31 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.	Flagstone CA3 South Stage 12 Overall Plan of Development Notes	110056-602 Rev H-1	RPS	06/07/26
2.	Flagstone CA3 South Stage 10 Overall Plan of Development Notes	110056-579 Rev H-1	RPS	06/07/26
Supporting Plan		Reference No	Prepared By	Date
3.	Rear Setback Cross Sections	110056 – 726	RPS	05/06/26
Plans and documents previously approved on 18 June 2026				
1.	Flagstone CA3 South Stages 8-14 Overall Plan of Subdivision	110056-639 Rev H	RPS	04/03/2026

2.	Flagstone CA3 South Stages 8-14 Overall Plan of Subdivision Statistics	110056-640 Rev H	RPS	04/03/2026
3.	Flagstone CA3 South Stages 8-14 Overall Plan of Subdivision Sub-staging	110056-686 Rev H	RPS	04/03/2026
4.	Flagstone CA3 South Stage 14 Overall Plan of Subdivision	110056-623 Rev H	RPS	17/02/2026
5.	Flagstone CA3 South Stage 14 Plan of Subdivision	110056-624 Rev H	RPS	17/02/2026
6.	Flagstone CA3 South Stage 14A-14D Overall Plan of Subdivision	110056-625 Rev H	RPS	17/02/2026
7.	Flagstone CA3 South Stage 14E-14G & 14I Plan of Subdivision	110056-626 Rev H	RPS	17/02/2026
8.	Flagstone CA3 South Stage 14L, 14M - 14O Plan of Subdivision	110056-627 Rev H	RPS	17/02/2026
9.	Flagstone CA3 South Stage 4J, 14K, 14P & 14Q-1 Plan of Development	110056-628 Rev H	RPS	17/02/2026
10.	Flagstone CA3 South Stage 14H, 14Q-2, 14Q-3 & 14R Plan of Subdivision	110056-629 Rev H	RPS	17/02/2026
11.	Flagstone CA3 South Stage 14S-1 - 14S-5 Plan of Development	110056-630 Rev H	RPS	17/02/2026
12.	Flagstone CA3 South Stage 14 Overall Plan of Development	110056-631 Rev H	RPS	17/02/2026
13.	Flagstone CA3 South Stage 14 Overall Plan of Development Notes	110056-632 Rev H	RPS	17/02/2026
14.	Flagstone CA3 South Stage 14A - 14D Plan of Development	110056-633 Rev H	RPS	17/02/2026
15.	Flagstone CA3 South Stage 14E - 14G & 14I Plan of Development	110056-634 Rev H	RPS	17/02/2026
16.	Flagstone CA3 South Stage 14L, 14M - 14O Plan of Development	110056-635 Rev H	RPS	17/02/2026
17.	Flagstone CA3 South Stage 14J, 14K & 14P Plan of Subdivision	110056-636 Rev H	RPS	17/02/2026

18.	Flagstone CA3 South Stage 14H & 14R Plan of Subdivision	110056-637 Rev H	RPS	17/02/2026
19.	Flagstone CA3 South Stage 14 Parking Management Plan	110056-638 Rev H	RPS	17/02/2026
20.	Flagstone CA3 South Stage 13 Overall Plan of Subdivision	110056-607 Rev H	RPS	04/03/2026
21.	Flagstone CA3 South Stage 13 Overall Statistics	110056-608 Rev H	RPS	04/03/2026
22.	Flagstone CA3 South Stage 13A, 13C & 13M Plan of Subdivision	110056-609 Rev H	RPS	04/03/2026
23.	Flagstone CA3 South Stage 13H & 13I Plan of Subdivision	110056-610 Rev H	RPS	04/03/2026
24.	Flagstone CA3 South Stage 13D - 13F Plan of Subdivision	110056-611 Rev H	RPS	04/03/2026
25.	Flagstone CA3 South Stage 13J-2, 13J-3, 13J-4, 13K & 13L Plan of Subdivision	110056-612 Rev H	RPS	04/03/2026
26.	Flagstone CA3 South Stage 13B & 13G Plan of Subdivision	110056-613 Rev H	RPS	04/03/2026
27.	Flagstone CA3 South Stage 13 Overall Plan of Development	110056-614 Rev H	RPS	04/03/2026
28.	Flagstone CA3 South Stage 13 Overall Plan of Development Notes	110056-615 Rev H	RPS	04/03/2026
29.	Flagstone CA3 South Stage 13A, 13C & 13M Plan of Development	110056-616 Rev H	RPS	04/03/2026
30.	Flagstone CA3 South Stage 13B & 13H Plan of Development	110056-617 Rev H	RPS	04/03/2026
31.	Flagstone CA3 South Stage 13D - 13F Plan of Development	110056-618 Rev H	RPS	04/03/2026
32.	Flagstone CA3 South Stage 13K & 13L Plan of Development,	110056-620 Rev H	RPS	04/03/2026
33.	Flagstone CA3 South Stage 13B & 13G Plan of Development	110056-621 Rev H	RPS	04/03/2026
34.	Flagstone CA3 South Stage 13 Overall Parking Management Plan	110056-622 Rev H	RPS	04/03/2026

35.	Flagstone CA3 South Stage 12 Overall Plan of Subdivision	110056–596 Rev H	RPS	16/04/26
36.	Flagstone CA3 South Stage 12 Overall Statistics	110056–597 Rev H	RPS	16/04/26
37.	Flagstone CA3 South Stage 12A - 12B Plan of Subdivision	110056–598 Rev H	RPS	16/04/26
38.	Flagstone CA3 South Stage 12C - 12E Plan of Subdivision	110056–599 Rev H	RPS	16/04/26
39.	Flagstone CA3 South Stage 12F - 12I Plan of Subdivision	110056–600 Rev H	RPS	16/04/26
40.	Flagstone CA3 South Stage 12 Overall Plan of Development	110056–601 Rev H	RPS	16/04/26
41.	Flagstone CA3 South Stage 12A - 12B Plan of Development	110056–603 Rev H	RPS	23/04/2026
42.	Flagstone CA3 South Stage 12C - 12E Plan of Development	110056–604 Rev H	RPS	16/04/26
43.	Flagstone CA3 South Stage 12F - 12I Plan of Development	110056–605 Rev H	RPS	16/04/26
44.	Flagstone CA3 South Stage 12 Overall Parking Management Plan	110056–606 Rev H	RPS	16/04/26
46.	Flagstone CA3 South Stage 11 Overall Plan of Subdivision	110056–584 Rev H	RPS	17/02/2026
45.	Flagstone CA3 South Stage 11 Overall Statistics	110056–585 Rev H	RPS	17/02/2026
46.	Flagstone CA3 South Stage 11A - 11E Plan of Subdivision	110056–586 Rev H	RPS	17/02/2026
47.	Flagstone CA3 South Stage 11B – 11D Plan of Subdivision	110056–587 Rev H	RPS	17/02/2026
48.	Flagstone CA3 South Stage 11F - 11H Plan of Subdivision	110056–588 Rev H	RPS	17/02/2026
49.	Flagstone CA3 South Stage 11I - 11J-5 Plan of Subdivision	110056–589 Rev H	RPS	17/02/2026
50.	Flagstone CA3 South Stage 11L-1 & 11J Plan of Subdivision	110056–590 Rev H	RPS	17/02/2026
51.	Flagstone CA3 South Stage 11A - 11E Plan of Development	110056–591 Rev H	RPS	17/02/2026

52.	Flagstone CA3 South Stage 11 Overall Plan of Development Notes	110056–592 Rev H	RPS	17/02/2026
55.	Flagstone CA3 South Stage 11A - 11E-1 Plan of Development	110056–593 Rev H	RPS	17/02/2026
56.	Flagstone CA3 South Stage 11B – 11D Plan of Development	110056–594 Rev H	RPS	17/02/2026
57.	Flagstone CA3 South Stage 11 Parking Management Plan	110056–595 Rev H	RPS	17/02/2026
58.	Flagstone CA3 South Stage 10 Overall Plan of Subdivision	110056–573 Rev H (amended in red)	RPS	16/04/26
59.	Flagstone CA3 South Stage 10 Overall Statistics	110056–574 Rev H	RPS	16/04/26
60.	Flagstone CA3 South Stage 10A – 10E Plan of Subdivision	110056–575 Rev H	RPS	16/04/26
61.	Flagstone CA3 South Stage 10F – 10H Plan of Subdivision	110056–576 Rev H	RPS	16/04/26
62.	Flagstone CA3 South Stage 10I – 10L Plan of Subdivision	110056–577 Rev H (amended in red)	RPS	16/04/26
63.	Flagstone CA3 South Stage 10 Overall Plan of Development	110056–578 Rev H (amended in red)	RPS	16/04/26
65.	Flagstone CA3 South Stage 10A – 10E Plan of Development	110056–580 Rev H	RPS	16/04/26
66.	Flagstone CA3 South Stage 10F – 10H Plan of Development	110056–581 Rev H	RPS	16/04/26
67.	Flagstone CA3 South Stage 10I – 10L Plan of Subdivision	110056–582 Rev H (amended in red)	RPS	16/04/26
68.	Flagstone CA3 South Stage 10 Parking Management Plan	110056–583 Rev H	RPS	16/04/26
69.	Flagstone CA3 South Stage 9 Overall Plan of Subdivision	110056–558 Rev H	RPS	04/03/2026
70.	Flagstone CA3 South Stage 9 Overall Statistics	110056–559 Rev H	RPS	04/03/2026
71.	Flagstone CA3 South Stage 9A-2, 9B, 9C-1 & 9C-2 Plan of Subdivision	110056–560 Rev H	RPS	04/03/2026

72.	Flagstone CA3 South Stage 9E & 9H Plan of Subdivision	110056–561 Rev H	RPS	04/03/2026
73.	Flagstone CA3 South Stage 9D-1, 9D-2, 9G & 9I Plan of Subdivision	110056–562 Rev H	RPS	04/03/2026
74.	Flagstone CA3 South Stage 9F, 9J - 9L Plan of Subdivision	110056–563 Rev H	RPS	04/03/2026
75.	Flagstone CA3 South Stage 9A-1, 9M & 9N Plan of Subdivision	110056–564 Rev H	RPS	04/03/2026
76.	Flagstone CA3 South Stage 9 Overall Plan of Subdivision	110056–565 Rev H	RPS	04/03/2026
77.	Flagstone CA3 South Stage 9 Overall Plan of Development Notes	110056–566 Rev H	RPS	04/03/2026
78.	Flagstone CA3 South Stage 9A-2, 9B, 9C-1 & 9C-2 Plan of Development	110056–567 Rev H	RPS	04/03/2026
79.	Flagstone CA3 South Stage 9E & 9H Plan of Development	110056–568 Rev H	RPS	04/03/2026
80.	Flagstone CA3 South Stage 9D-1, 9D-2, 9G & 9I Plan of Development	110056–569 Rev H	RPS	04/03/2026
81.	Flagstone CA3 South Stage 9F, 9J - 9L Plan of Development	110056–570 Rev H	RPS	04/03/2026
82.	Flagstone CA3 South Stage 9M & 9N Plan of Development	110056–571 Rev H	RPS	04/03/2026
83.	Flagstone CA3 South Stage 9 Parking Management Plan	110056–572 Rev H	RPS	04/03/2026
84.	Flagstone CA3 South Stage 8 Plan of Subdivision	110056–557 Rev H	RPS	04/03/2026
85.	Flagstone Context Area 3 Landscape Master Plan	Rev B	RPS	02/09/24
86.	Flagstone Development, Context Area 3 (CA3) South Road Traffic Noise Intrusion Assessment, Stages 10 & 12	Rev 3.0	SLR	08/05/2026
87.	Bushfire management plan	24020 FINAL V3	LEC	04/08/2025

88.	Minor change application-DEV2024/1491 Flagstone City CA3-South (stages 10 & 12) addendum cover letter		LEC	27/02/26
89.	Flagstone City Context Area 3 South Traffic & Transport Assessment	P2300.006R Flagstone City CA3 South TIA	Bitzios Consulting	08/08/2025
90.	Flagstone City CA3 South Site-Based Stormwater Management Plan	QC4012_002-REP- 004-4 Rev 4	Engeny	18/02/2026
91.	Trunk Sewer Cover Plan	23-0202-1700		22/08/2024
92.	General Notes	23-0202-1700		22/08/2024
93.	Trunk Sewer Overall Layout Plan	23-0202-1710		22/08/2024
94.	Trunk Sewer Layout Plan Sheet 1 of 5	23-0202-1711		22/08/2024
95.	Trunk Sewer Layout Plan Sheet 2 of 5	23-0202-1712		22/08/2024
96.	Trunk Sewer Layout Plan Sheet 3 of 5	23-0202-1713		22/08/2024
97.	Trunk Sewer Layout Plan Sheet 4 of 5	23-0202-1714		22/08/2024
98.	Trunk Sewer Layout Plan Sheet 5 of 5	23-0202-1715		22/08/2024
99.	Trunk Sewer Longitudinal Sections Sheet 1 of 4	23-0202-1716		22/08/2024
100.	Trunk Sewer Longitudinal Sections Sheet 2 of 4	23-0202-1717		22/08/2024
101.	Trunk Sewer Longitudinal Sections Sheet 3 of 4	23-0202-1718		22/08/2024
102.	Trunk Sewer Longitudinal Sections Sheet 4 of 4	23-0202-1719		22/08/2024
103.	Typical Bored and Embedment Detail	23-0202-1720		22/08/2024
104.	Sewer Trunk Main M.H. Construction Notes Sheet 1 of 2	23-0202-1721		22/08/2024
105.	Sewer Trunk Main M.H. Construction Notes Sheet 2 of 2	23-0202-1722		22/08/2024
106.	Concept Bulk Earthworks Overall Layout	DA-0100, Rev D		10/07/2025
107.	Concept Bulk Earthworks Layout Plan Sheet 1 of 31	DA-0101, Rev D		10/07/2025

108.	Concept Bulk Earthworks Layout Plan Sheet 2 of 31	DA-0102, Rev D		10/07/2025
109.	Concept Bulk Earthworks Layout Plan Sheet 3 of 31	DA-0103, Rev D(as amended in red)		10/07/2025
110.	Concept Bulk Earthworks Layout Plan Sheet 4 of 31	DA-0104, Rev D (as amended in red)		10/07/2025
111.	Concept Bulk Earthworks Layout Plan Sheet 5 of 31	DA-0105, Rev D		10/07/2025
112.	Concept Bulk Earthworks Layout Plan Sheet 6 of 31	DA-0106, Rev D (as amended in red)		10/07/2025
113.	Concept Bulk Earthworks Layout Plan Sheet 7 of 31	DA-0107, Rev D (as amended in red)		10/07/2025
114.	Concept Bulk Earthworks Layout Plan Sheet 8 of 31	DA-0108, Rev D (as amended in red)		10/07/2025
115.	Concept Bulk Earthworks Layout Plan Sheet 9 of 31	DA-0109, Rev D		10/07/2025
116.	Concept Bulk Earthworks Layout Plan Sheet 10 of 31	DA-0110, Rev D		10/07/2025
117.	Concept Bulk Earthworks Layout Plan Sheet 11 of 31	DA-0111, Rev D (as amended in red)		10/07/2025
118.	Concept Bulk Earthworks Layout Plan Sheet 12 of 31	DA-0112, Rev D (as amended in red)		10/07/2025
119.	Concept Bulk Earthworks Layout Plan Sheet 13 of 31	DA-0113, Rev D (as amended in red)		10/07/2025
120.	Concept Bulk Earthworks Layout Plan Sheet 14 of 31	DA-0114, Rev D		10/07/2025
121.	Concept Bulk Earthworks Layout Plan Sheet 15 of 31	DA-0115, Rev D		10/07/2025
122.	Concept Bulk Earthworks Layout Plan Sheet 16 of 31	DA-0116, Rev D (as amended in red)		10/07/2025
123.	Concept Bulk Earthworks Layout Plan Sheet 17 of 31	DA-0117, Rev D (as amended in red)		10/07/2025
124.	Concept Bulk Earthworks Layout Plan Sheet 18 of 31	DA-0118, Rev D		10/07/2025
125.	Concept Bulk Earthworks Layout Plan Sheet 19 of 31	DA-0119, Rev D		10/07/2025

126.	Concept Bulk Earthworks Layout Plan Sheet 20 of 31	DA-0120, Rev D		10/07/2025
127.	Concept Bulk Earthworks Layout Plan Sheet 21 of 31	DA-0121, Rev D (as amended in red)		10/07/2025
128.	Concept Bulk Earthworks Layout Plan Sheet 22 of 31	DA-0122, Rev D		10/07/2025
129.	Concept Bulk Earthworks Layout Plan Sheet 23 of 31	DA-0123, Rev D		10/07/2025
130.	Concept Bulk Earthworks Layout Plan Sheet 24 of 31	DA-0124, Rev D		10/07/2025
131.	Concept Bulk Earthworks Layout Plan Sheet 25 of 31	DA-0125, Rev D		10/07/2025
132.	Concept Bulk Earthworks Layout Plan Sheet 26 of 31	DA-0126, Rev D		10/07/2025
133.	Concept Bulk Earthworks Layout Plan Sheet 27 of 31	DA-0127, Rev D		10/07/2025
134.	Concept Bulk Earthworks Layout Plan Sheet 28 of 31	DA-0128, Rev D (as amended in red)		10/07/2025
135.	Concept Bulk Earthworks Layout Plan Sheet 29 of 31	DA-0129, Rev D (as amended in red)		10/07/2025
136.	Concept Bulk Earthworks Layout Plan Sheet 30 of 31	DA-0130, Rev D		10/07/2025
137.	Concept Bulk Earthworks Layout Plan Sheet 31 of 31	DA-0131, Rev D		10/07/2025
138.	Concept Bulk Sections Sheet 1 of 3	DA-0150, Rev D (as amended in red)		10/07/2025
139.	Concept Bulk Sections Sheet 2 of 3	DA-0151, Rev D (as amended in red)		10/07/2025
140.	Concept Bulk Sections Sheet 3 of 3	DA-0152, Rev D (as amended in red)		10/07/2025
141.	Stage 10 & 12 Concept Bulk Earthworks Overall Layout	DA-0605, Rev B		02/03/2026
142.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 1 of 9	DA-0610, Rev B		02/03/2026
143.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 2 of 9	DA-0611, Rev B		02/03/2026
144.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 3 of 9	DA-0612, Rev B		02/03/2026

145.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 4 of 9	DA-0613, Rev B		02/03/2026
146.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 5 of 9	DA-0614, Rev B		02/03/2026
147.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 6 of 9	DA-0615, Rev B		02/03/2026
148.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 7 of 9	DA-0616, Rev B		02/03/2026
149.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 8 of 9	DA-0617, Rev B		02/03/2026
150.	Stage 10 & 12 Concept Bulk Earthworks Layout Plan Sheet 9 of 9	DA-0618, Rev B		02/03/2026
151.	Stage 10 & 12 Concept Bulk Earthworks Sections Sheet 1 of 5	DA-0620, Rev B		02/03/2026
152.	Stage 10 & 12 Concept Bulk Earthworks Sections Sheet 2 of 5	DA-0621, Rev B		02/03/2026
153.	Stage 10 & 12 Concept Bulk Earthworks Sections Sheet 3 of 5	DA-0622, Rev B		02/03/2026
154.	Stage 10 & 12 Concept Bulk Earthworks Sections Sheet 4 of 5	DA-0623, Rev B		02/03/2026
155.	Stage 10 & 12 Concept Bulk Earthworks Sections Sheet 5 of 5	DA-0624, Rev B		02/03/2026
156.	Stage 12A Proposed Earthworks	SK005 Revision 5	Colliers	23/04/2026
157.	Concept Roadworks and Drainage Layout Plan Sheet 1 of 31	DA-0200, Rev D		10/07/2025
158.	Concept Roadworks and Drainage Layout Plan Sheet 2 of 31	DA-0201, Rev D		10/07/2025
159.	Concept Roadworks and Drainage Layout Plan Sheet 3 of 31	DA-0202, Rev D (as amended in red)		10/07/2025
160.	Concept Roadworks and Drainage Layout Plan Sheet 4 of 31	DA-0203, Rev D (as amended in red)		10/07/2025
161.	Concept Roadworks and Drainage Layout Plan Sheet 5 of 31	DA-0204, Rev D		10/07/2025
162.	Concept Roadworks and Drainage Layout Plan Sheet 6 of 31	DA-0205, Rev D		10/07/2025

163.	Concept Roadworks and Drainage Layout Plan Sheet 7 of 31	DA-0206, Rev D (as amended in red)		10/07/2025
164.	Concept Roadworks and Drainage Layout Plan Sheet 8 of 31	DA-0207, Rev D (as amended in red)		10/07/2025
165.	Concept Roadworks and Drainage Layout Plan Sheet 9 of 31	DA-0208, Rev D		10/07/2025
166.	Concept Roadworks and Drainage Layout Plan Sheet 10 of 31	DA-0209, Rev D		10/07/2025
167.	Concept Roadworks and Drainage Layout Plan Sheet 11 of 31	DA-0210, Rev D (as amended in red)		10/07/2025
168.	Concept Roadworks and Drainage Layout Plan Sheet 12 of 31	DA-0211, Rev D (as amended in red)		10/07/2025
169.	Concept Roadworks and Drainage Layout Plan Sheet 13 of 31	DA-0212, Rev D		10/07/2025
170.	Concept Roadworks and Drainage Layout Plan Sheet 14 of 31	DA-0213, Rev D		10/07/2025
171.	Concept Roadworks and Drainage Layout Plan Sheet 15 of 31	DA-0214, Rev D		10/07/2025
172.	Concept Roadworks and Drainage Layout Plan Sheet 16 of 31	DA-0215, Rev D (as amended in red)		10/07/2025
173.	Concept Roadworks and Drainage Layout Plan Sheet 17 of 31	DA-0216, Rev D (as amended in red)		10/07/2025
174.	Concept Roadworks and Drainage Layout Plan Sheet 18 of 31	DA-0217, Rev D		10/07/2025
175.	Concept Roadworks and Drainage Layout Plan Sheet 19 of 31	DA-0218, Rev D		10/07/2025
176.	Concept Roadworks and Drainage Layout Plan Sheet 20 of 31	DA-0219, Rev D		10/07/2025
177.	Concept Roadworks and Drainage Layout Plan Sheet 21 of 31	DA-0220, Rev D (as amended in red)		10/07/2025
178.	Concept Roadworks and Drainage Layout Plan Sheet 22 of 31	DA-0221, Rev D		10/07/2025
179.	Concept Roadworks and Drainage Layout Plan Sheet 23 of 31	DA-0222, Rev D		10/07/2025
180.	Concept Roadworks and Drainage Layout Plan Sheet 24 of 31	DA-0223, Rev D		10/07/2025

181.	Concept Roadworks and Drainage Layout Plan Sheet 25 of 31	DA-0224, Rev D		10/07/2025
182.	Concept Roadworks and Drainage Layout Plan Sheet 26 of 31	DA-0225, Rev D		10/07/2025
183.	Concept Roadworks and Drainage Layout Plan Sheet 27 of 31	DA-0226, Rev D		10/07/2025
184.	Concept Roadworks and Drainage Layout Plan Sheet 28 of 31	DA-0227, Rev D		10/07/2025
185.	Concept Roadworks and Drainage Layout Plan Sheet 29 of 31	DA-0228, Rev D (as amended in red)		10/07/2025
186.	Concept Roadworks and Drainage Layout Plan Sheet 30 of 31	DA-0229, Rev D		10/07/2025
187.	Concept Roadworks and Drainage Layout Plan Sheet 31 of 31	DA-0230, Rev D		10/07/2025
188.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 2 of 9	DA-0701, Rev A		02/03/2026
189.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 3 of 9	DA-0702, Rev A		02/03/2026
190.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 4 of 9	DA-0703, Rev A		02/03/2026
191.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 5 of 9	DA-0704, Rev A		02/03/2026
192.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 6 of 9	DA-0705, Rev A		02/03/2026
193.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 7 of 9	DA-0706, Rev A		02/03/2026
194.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 8 of 9	DA-0707, Rev A		02/03/2026
195.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 9 of 9	DA-0708, Rev A		02/03/2026

196.	Stage 10 & 12 Concept Roadworks And Drainage Layout Plan Sheet 1 of 9	DA-0700, Rev A		02/03/2026
197.	Concept Road Types Layout	DA-0250, Rev D		10/07/2025
198.	Concept Road Typical Cross Sections	DA-0251, Rev D		10/07/2025
199.	Concept Major Roads Layout Plan	DA-0300, Rev D		10/07/2025
200.	Stage 10 & 12 Concept Road Types Layout	DA-0750, Rev A		02/03/2026
201.	Stage 10 & 12 Concept Road Typical Cross Sections	DA-0751, Rev A		02/03/2026
202.	Concept Road 1 Longitudinal Section Sheet 1 of 3	DA-0301, Rev D		10/07/2025
203.	Concept Road 1 Longitudinal Section Sheet 2 of 3	DA-0302, Rev D		10/07/2025
204.	Concept Road 1 Longitudinal Section Sheet 3 of 3	DA-0303, Rev D		10/07/2025
205.	Concept Road 2 Longitudinal Section	DA-0304, Rev D		10/07/2025
206.	Concept Road 3 Longitudinal Section	DA-0305, Rev D		10/07/2025
207.	Concept Bio Retention Overall Layout Plan	DA-0400, Rev D		10/07/2025
208.	Concept Sewerage and Water Reticulation Overall Layout	DA-0500, Rev D		10/07/2025
209.	Concept Sewerage and Water Reticulation Layout Plan Sheet 1 of 32	DA-0501, Rev D		10/07/2025
210.	Concept Sewerage and Water Reticulation Layout Plan Sheet 2 of 32	DA-0502, Rev D		10/07/2025
211.	Concept Sewerage and Water Reticulation Layout Plan Sheet 3 of 32	DA-0503, Rev D (as amended in red)		10/07/2025
212.	Concept Sewerage and Water Reticulation Layout Plan Sheet 4 of 32	DA-0504, Rev D(as amended in red)		10/07/2025
213.	Concept Sewerage and Water Reticulation Layout Plan Sheet 5 of 32	DA-0505, Rev D		10/07/2025

214.	Concept Sewerage and Water Reticulation Layout Plan Sheet 6 of 32	DA-0506, Rev D		10/07/2025
215.	Concept Sewerage and Water Reticulation Layout Plan Sheet 7 of 32	DA-0507, Rev D(as amended in red)		10/07/2025
216.	Concept Sewerage and Water Reticulation Layout Plan Sheet 8 of 32	DA-0508, Rev D(as amended in red)		10/07/2025
217.	Concept Sewerage and Water Reticulation Layout Plan Sheet 9 of 32	DA-0509, Rev D		10/07/2025
218.	Concept Sewerage and Water Reticulation Layout Plan Sheet 10 of 32	DA-0510, Rev D		10/07/2025
219.	Concept Sewerage and Water Reticulation Layout Plan Sheet 11 of 32	DA-0511, Rev D(as amended in red)		10/07/2025
220.	Concept Sewerage and Water Reticulation Layout Plan Sheet 12 of 32	DA-0512, Rev D(as amended in red)		10/07/2025
221.	Concept Sewerage and Water Reticulation Layout Plan Sheet 13 of 32	DA-0513, Rev D		10/07/2025
222.	Concept Sewerage and Water Reticulation Layout Plan Sheet 14 of 32	DA-0514, Rev D		10/07/2025
223.	Concept Sewerage and Water Reticulation Layout Plan Sheet 15 of 32	DA-0515, Rev D		10/07/2025
224.	Concept Sewerage and Water Reticulation Layout Plan Sheet 16 of 32	DA-0516, Rev D(as amended in red)		10/07/2025
225.	Concept Sewerage and Water Reticulation Layout Plan Sheet 17 of 32	DA-0517, Rev D(as amended in red)		10/07/2025
226.	Concept Sewerage and Water Reticulation Layout Plan Sheet 18 of 32	DA-0518, Rev D		10/07/2025

227.	Concept Sewerage and Water Reticulation Layout Plan Sheet 19 of 32	DA-0519, Rev D		10/07/2025
228.	Concept Sewerage and Water Reticulation Layout Plan Sheet 20 of 32	DA-0520, Rev D		10/07/2025
229.	Concept Sewerage and Water Reticulation Layout Plan Sheet 21 of 32	DA-0521, Rev D(as amended in red)		10/07/2025
230.	Concept Sewerage and Water Reticulation Layout Plan Sheet 22 of 32	DA-0522, Rev D		10/07/2025
231.	Concept Sewerage and Water Reticulation Layout Plan Sheet 23 of 32	DA-0523, Rev D		10/07/2025
232.	Concept Sewerage and Water Reticulation Layout Plan Sheet 24 of 32	DA-0524, Rev D		10/07/2025
233.	Concept Sewerage and Water Reticulation Layout Plan Sheet 25 of 32	DA-0525, Rev D		10/07/2025
234.	Concept Sewerage and Water Reticulation Layout Plan Sheet 26 of 32	DA-0526, Rev D		10/07/2025
235.	Concept Sewerage and Water Reticulation Layout Plan Sheet 27 of 32	DA-0527, Rev D		10/07/2025
236.	Concept Sewerage and Water Reticulation Layout Plan Sheet 28 of 32	DA-0528, Rev D(as amended in red)		10/07/2025
237.	Concept Sewerage and Water Reticulation Layout Plan Sheet 29 of 32	DA-0529, Rev D(as amended in red)		10/07/2025
238.	Concept Sewerage and Water Reticulation Layout Plan Sheet 30 of 32	DA-0530, Rev D		10/07/2025
239.	Concept Sewerage and Water Reticulation Layout Plan Sheet 31 of 32	DA-0531, Rev D		10/07/2025

240.	Concept Sewerage and Water Reticulation Layout Plan Sheet 32 of 32	DA-0532, Rev D		10/07/2025
241.	Stage 10 & 12 Concept Bio Retention Overall Layout Plan	DA-0800, Rev A		02/03/2026
242.	Stage 10 & 12 Concept Sewerage And Water Overall Layout	DA-0900, Rev A		02/03/2026
243.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 1 of 9	DA-0901, Rev A		02/03/2026
244.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 2 of 9	DA-0902, Rev A		02/03/2026
245.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 3 of 9	DA-0903, Rev A		02/03/2026
246.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 4 of 9	DA-0904, Rev A		02/03/2026
247.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 5 of 9	DA-0905, Rev A		02/03/2026
248.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 6 of 9	DA-0906, Rev A		02/03/2026
249.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 7 of 9	DA-0907, Rev A		02/03/2026
250.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 8 of 9	DA-0908, Rev A		02/03/2026
251.	Stage 10 & 12 Concept Sewerage And Water Layout Plan Sheet 9 of 9	DA-0909, Rev A		02/03/2026
Plans and documents previously approved on date 7 May 2025				
1.	Fauna Management Plan, Flagstone Context Area 3 (CA3) south	Job No. 9850 Issue D	Saunders Havill	30/08/24
2.	Vegetation Management Plan - Context Plan 3 Area - Phase 1 Bulk Earthworks, RPS	9850 E 02 CP3 Stage 1 VMP A – Vegetation Clearing Notes	Saunders Havill	05/03/24
3.		9850 E 03 CP3 Stage 1 VMP C – Detail Sheets Key Plan		27/08/24
4.		9850 E 04-82 CP3 Stage 1 VMP C – Detail Sheets		30/08/24

5.		9850 E 83 CP3 Stage 1 VMP C – Clearing Direction		27/08/24
6.		Appendix A – Stage CP3 Phase 1 Tree Schedule		27/08/24
7.	Trunk Sewer Cover Plan,	20-0211-DA-0600 Rev A	Colliers	22/08/2024
8.	Trunk Sewer Overall Layout Plan,	20-0211-DA-0610 Rev A	Colliers	22/08/2024
9.	Trunk Sewer Layout Plan Sheet 1 of 7,	20-0211-DA-0611 Rev A	Colliers	22/08/2024
10.	Trunk Sewer Layout Plan Sheet 2 of 7,	20-0211-DA-0612 Rev A	Colliers	22/08/2024
11.	Trunk Sewer Layout Plan Sheet 3 of 7,	20-0211-DA-0613 Rev A	Colliers	22/08/2024
12.	Trunk Sewer Layout Plan Sheet 4 of 7,	20-0211-DA-0614 Rev A	Colliers	22/08/2024
13.	Trunk Sewer Layout Plan Sheet 5 of 7,	20-0211-DA-0615 Rev A	Colliers	22/08/2024
14.	Trunk Sewer Layout Plan Sheet 6 of 7,	20-0211-DA-0616 Rev A	Colliers	22/08/2024
15.	Trunk Sewer Layout Plan Sheet 7 of 7,	20-0211-DA-0617 Rev A	Colliers	22/08/2024
16.	Trunk Sewer Longitudinal Sections Sheet 1 of 6,	20-0211-DA-0620 Rev A	Colliers	22/08/2024
17.	Trunk Sewer Longitudinal Sections Sheet 2 of 6,	20-0211-DA-0621 Rev A	Colliers	22/08/2024
18.	Trunk Sewer Longitudinal Sections Sheet 3 of 6,	20-0211-DA-0622 Rev A	Colliers	22/08/2024
19.	Trunk Sewer Longitudinal Sections Sheet 4 of 6,	20-0211-DA-0623 Rev A	Colliers	22/08/2024
20.	Trunk Sewer Longitudinal Sections Sheet 5 of 6,	20-0211-DA-0624 Rev A	Colliers	22/08/2024
21.	Trunk Sewer Longitudinal Sections Sheet 6 of 6,	20-0211-DA-0625 Rev A	Colliers	22/08/2024
22.	Trunk Sewer Cover Plan	20-0211-500	Colliers	22/08/2024
23.	General Notes & Live Works,	20-0211-501	Colliers	22/08/2024
24.	Trunk Sewer Layout Plan Sheet 1,	20-0211-502	Colliers	22/08/2024
25.	Trunk Sewer Layout Plan Sheet 2,	20-0211-503	Colliers	22/08/2024
26.	Trunk Sewer Layout Plan Sheet 3,	20-0211-504	Colliers	22/08/2024
27.	Trunk Sewer Layout Plan Sheet 4,	20-0211-505	Colliers	22/08/2024

28.	Trunk Sewer Layout Plan Sheet 5,	20-0211-506	Colliers	22/08/2024
29.	Trunk Sewer Longitudinal Sections Sheet 1	20-0211-507	Colliers	22/08/2024
30.	Trunk Sewer Longitudinal Sections Sheet 2	20-0211-508	Colliers	22/08/2024
31.	Trunk Sewer Longitudinal Sections Sheet 3	20-0211-509	Colliers	22/08/2024
32.	Trunk Sewer Longitudinal Sections Sheet 4	20-0211-510	Colliers	22/08/2024
33.	Flagstone City Area 3 South – Pipe Sizes	J0000347 Map No: SEW-DIA	Digital Water Solutions	06/02/2025
34.	Flagstone Development – water mains diameter (mm)	J0000347 Map No: Diameter		19/02/2025
35.	Geotechnical Site Investigation & Landslide Risk Assessment @ Context 3, New Beith Road Flagstone QLD 4280	6464 – 24-338	Qualtest Geotechnical and Laboratory	22/08/2024
Supporting plans and documents				
36.	Flagstone City Masterplan Flood Management Strategy	QC4012_002-REP- 001-4 Rev 4	Colliers	26 August 2024
37.	New Beith Road – Flagstone, Road Functional Package Homestead Drive, Flagstone, prepared by Colliers	Project No: 22-0145 P100-P102 Rev A P110-P117 Rev A P120-P133 Rev A P140-P159 Rev A P170-P183 Rev A P190-P222 Rev A P300-P313 Rev A	Colliers	12/09/2024
38.	New Beith Road – Flagstone, Road Functional Package Homestead Drive, Flagstone, prepared by Colliers	Project No: 19-0158 100 Rev 3 101-107 Rev 4 110-115 Rev 3	Colliers	6/10/2022

Compliance assessment

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

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The

Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

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

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
General		
1.	Carry out the approved development	Prior to survey plan

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.

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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.	endorsement for the relevant sub-stage
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant sub-stage
3.	Entry walls or features The provision of entry walls or features is prohibited on road and open spaces unless otherwise approved by EDQ Development Assessment.	As indicated
Construction		
4.	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
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form³.	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.	At all times
7.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.	At all times
8.	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:	• • a) Prior to commencing work for the relevant sub-stage

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

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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
9.	Erosion and Sediment Management a) Submit to EDQ IS, 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. Note: Temporary erosion and sediment control measures are not to result in removal of additional vegetation beyond approved development footprint	a) Prior to commencing work for the relevant sub-stage b) During construction
10.	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) 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.	a) Prior to commencing work for the relevant sub-stage b) During construction

PDA Development Conditions – Reconfiguring a Lot		
No	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. 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.	
11.	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 sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
12.	Fencing Fences to be constructed by the developer along the common boundaries to all rear draining residential lots and those with multiple neighbours in Stage 13. Fencing is not to prejudice outcomes related to condition 32 (Stormwater – quantity)	Prior to survey plan endorsement for the relevant sub-stage
Earthworks and Retaining Walls		

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
13.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a 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 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 9 – 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 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.	a) Prior to commencing earthworks for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
14.	New Beith Road – Temporary All Weather Emergency Access a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the provision of an all-weather access upgrade of New Beith Road that can support a 16 tonne fire appliance vehicle and including temporary or permanent culverts located generally in accordance with the approved Fire Trail Upgrade Plans. The interim road layout shall be on the ultimate alignment as per Condition 19 of this development approval.	a) Prior to commencement of works

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	b) & c) Prior to the road closure of any part of New Beith Road (existing)
15.	Compliance assessment - Earthworks a) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the proposed batter between CH420-540 of Road 4 located on Concept Bulk Earthworks plan DA-0120 Rev D (Sheet 20 of 31). This batter is to be modified to be a single tier retaining wall/batter hybrid to minimise impact on existing vegetation. b) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the area in proximity to Waterway C to the west and north-west of Road 1 located on Concept Bulk Earthworks plans DA-0101 Rev D (Sheet 1) and DA-0105 Rev D (Sheet 5). The earthworks plans are to display the extent of environmental constraints of the mapped waterway. The plans are to be certified by a 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 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 9 – 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. c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. d) 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.	a) Prior to commencing earthworks for the relevant sub-stage b) Prior to any vegetation clearing in Stage 14 and adjacent green space areas. c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
16.	Compliance assessment - Retaining Walls a) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the proposed batter between CH420-540 of Road 4 located on Concept Bulk Earthworks plan DA-0120 Rev D (Sheet 20 of 31). This batter is to be modified to be a single tier retaining wall/batter hybrid to minimise impact on existing vegetation. The plans are to be certified by a suitably qualified RPEQ, for all retaining walls 1m or greater in height. 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>); iii) located and designed generally in accordance with the approved earthworks/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 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 for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
17.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a 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) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved 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 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 for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
Roadworks, urban servicing and stormwater management		
18.	Roadworks – Internal a) Submit to EDQ IS, detailed engineering plans, certified by a suitably qualified RPEQ, for all roadworks, including parking bays, indented bus bays, traffic devices and footpaths. The certified engineering plans must be	

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>, and the approved Functional Layout Plans. 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 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 the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
19.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (north of and including Flagstonian Dr intersection) a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road between the development boundary and the northern PDA boundary. The interim 2 lane road layout on the ultimate alignment shall generally include the following: i) Two (2) lane (interim) upgrade of New Beith Road ((R004A, R008A and R007A on Map 3: Transport (roads) – DCOP Map June 2022), from the northern boundary of the PDA to (and including) the New Beith Road/Flagstonian Drive intersection (at the location for RI005A shown on Map 4: Transport (intersections) – DCOP Map June 2022), including earthworks, and bridge RB001A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022); ii) culverts RC001A and RC011A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022), for the interim (two (2) lane) design for the New Beith Road upgrade in paragraph (i) above; iii) New Beith Road/Flagstonian Drive priority controlled intersection (RI005A on Map 4: Transport (intersections) – DCOP Map June 2022), Including all infrastructure that is: i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(iii) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(iii) above. b) Submit to EDQ IS for compliance assessment, detailed design plans for the ultimate functional road layout, including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road. The interim 2 lane road layout on the ultimate alignment shall generally include the following: • 32m road reserve width • 4 x 3.5m wide traffic lanes • 5m median • 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath)	a) Prior to commencement of works b) Prior to commencement of works

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	c) Construct the works generally in accordance with the RPEQ certified plans required under parts a) and b) of this condition. d) Submit to EDQ IS ‘as constructed’ drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	c) Prior to 1 December 2027 d) Prior to 1 December 2027
20.	Dedication of new road reserve – New Beith Rd - South of Flagstonian Dr intersection to Lot 1 on SP351245 (formerly Lot 3 on RP45236) Dedicate stages 11L-1 and 11L-2 as road reserve.	Prior to endorsement of the 200th lot of this approval
21.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (South of Flagstonian Dr intersection to Gateway Drive Intersection) and intersections a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road south of Flagstonian Drive intersection to Lot 3 on RP45236. The interim 2 lane road layout on the ultimate alignment shall generally include the following: i) Two (2) lane (interim) upgrade of New Beith Road (R022A and R013A on Map 3: Transport (roads) – DCOP Map June 2022), from the south of Flagstonian Dr intersection to and including the intersection at the location for RI007A shown on Map 4: Transport (intersections) – DCOP Map June 2022, including earthworks; ii) culverts RC010A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022), for the interim (two (2) lane) design for the New Beith Road upgrade in paragraph (i) above; iii) New Beith Road priority controlled intersection (RI007A on Map 4: Transport (intersections) – DCOP Map June 2022) Including all infrastructure that is: i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(iii) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(iii) above. b) Submit to EDQ IS for compliance assessment detailed design plans for the ultimate functional road layout including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road. The interim 2 lane road layout on the ultimate alignment shall generally include the following: • 32m road reserve width • 4 x 3.5m wide traffic lanes • 5m median • 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) c) Construct the works generally in accordance with the RPEQ certified plans required under part a) of this condition.	a) Prior to endorsement of the 150th lot of this approval b) Prior to commencement of works c) Prior to commencement of use of Lot

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	d) Submit to EDQ IS ‘as constructed’ drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	50033 or Lot 30015 (whichever occurs first) d) Prior to commencement of use of Lot 50033 or Lot 30015 (whichever occurs first)
22.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (Gateway Drive Intersection to Lot 1 on SP351245 (formerly Lot 3 on RP45236)) a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road south of Flagstonian Drive intersection to Lot 3 on RP45236/ Lot 1 on SP351245. The interim 2 lane road layout on the ultimate alignment shall generally include the two (2) lane (interim) upgrade of New Beith Road (R022A and R013A on Map 3: Transport (roads) – DCOP Map June 2022), from the south of Flagstonian Dr intersection to Lot 3 on RP45236/Lot 1 on SP351245, including earthworks. Including all infrastructure that is: i) ancillary to, and services related to, the infrastructure identified in paragraph (i) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraph (i) above. b) Submit to EDQ IS for compliance assessment detailed design plans for the ultimate functional road layout including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road. The interim 2 lane road layout on the ultimate alignment shall generally include the following: • 32m road reserve width • 4 x 3.5m wide traffic lanes • 5m median • 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) c) Construct the works generally in accordance with the RPEQ certified plans required under part a) of this condition. d) Submit to EDQ IS ‘as constructed’ drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to endorsement of the 150th lot of this approval b) Prior to commencement of works c) Prior to the survey plan endorsement of the 1500th lot of this approval d) Prior to the survey plan endorsement of the 1500th lot of this approval

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
23.	Street Lighting Comply with either parts a) 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 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 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 RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to on-maintenance for the relevant sub-stage
24.	Compliance Assessment – Water Pump Station a) Submit to EDQ IS 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 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. 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 commencement of works of the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
25.	Compliance Assessment – Interim Pressure management zone for Stage 11 Prior to the Round Mountain Reservoir and associated trunk main are constructed in accordance with condition 26 of this approval: a) Submit to EDQ IS for compliance assessment, detailed design plans and report certified by a RPEQ, for the water supply infrastructure to service to Stage 11, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. The water infrastructure shall ensure that the maximum pressure to the properties within the low-lying areas of Stage 11, is generally in accordance with the adopted Council's DSS. At minimum, the report shall at minimum assessing the following options: - servicing the low-lying areas of Stage 11 with a parallel water main connected upstream of the proposed booster pump station - installation of temporary pressure reducing valve to ensure the DSS maximum pressure requirement is met during the supply of the temporary booster supply arrangement. b) Construct the water supply infrastructure 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: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of works of the first sub-stage within Stage 11 b) Prior to commencement of works of the first sub-stage within Stage 11 c) Prior to commencement of works of the first sub-stage within Stage 11
26.	Compliance Assessment – DN300 trunk main a) Submit to EDQ IS for compliance assessment, detailed design plans certified by a RPEQ, for the proposed DN300 trunk 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>. b) Construct the works 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: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	Note: the water pump station will establish a temporary booster supply zone to service lots within the proposed demand management area DM2 through the DN300 main. 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.	
27.	Compliance Assessment – Round Mountain High Level Reservoir and associated trunk mains a) Submit to EDQ IS, for compliance assessment preliminary design plans and report for the proposed HLZ reservoir with a bottom water level of 145m AHD and associated trunk mains, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. The preliminary design report shall include: i) reservoir siting assessment study, including identification of suitable access arrangement ii) preliminary plans for proposed dedicated feed main and outlet main to the development iii) Preliminary plans for the two proposed PRVs, considering opportunity of colocation, for the proposed district metered areas DM1 and DM2. iv) Changes required to the water pump station and downstream network to switch from the interim booster supplied zone to the ultimate gravity fed zone. b) Submit to EDQ IS, for compliance assessment, detailed design plans, certified by a RPEQ, for the HLZ1 reservoir and associated trunk mains and change to the water pump station in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. d) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of the reservoir and associated trunk mains and PRVs, 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.	a) Prior to survey plan endorsement of the 500th lot of this approval b) Prior to survey plan endorsement of the 1000th lot of this approval c) Prior to survey plan endorsement of the 1500th lot of this approval d) Prior to survey plan endorsement of the 1500th lot of this approval
28.	Compliance Assessment - Relocation of trunk water main a) Submit to EDQ IS, for compliance assessment detailed design plans, certified by a RPEQ for the relocation of the existing DN375 trunk water main within Stage 10 and 11 to the New Beith Road reserve, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>.	a) Prior to commencement of works for Stage 10 and 11

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	b) Construct water reticulation works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by a 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: the relocation of the existing DN375 trunk main is triggered by the proposed development layout and therefore the relocation will be a full developer’s cost.</i>	b) Prior to survey plan endorsement of any lots within Stage 10 and 11 c) Prior to survey plan endorsement of any lots within Stage 10 and 11
29.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a 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 Water Mains diameter plan prepared by DWS and dated 4/2/25 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 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 commencing water reticulation work for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
30.	Compliance Assessment – Augmentation of existing DN225 Sewer a) Submit to EDQ DA, for compliance assessment detailed design plans certified by an RPEQ, for the augmentation of the existing DN225 trunk sewer from MH 3/6 to MH 3/1 to provide an additional 588 EP capacity, generally in accordance with the DCOP and the <i>PDA Guideline No 13 Engineering Standards – Sewer and Water</i>.	a) Prior to the commencement of works of Stage 12 and 13 b) Prior to first survey

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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. <i>Note: the augmentation of the existing DN225 sewer is required to provide additional capacity to service Stage 10. The augmentation may be addressed with the redirection of the reticulation sewer connected to MH 3/6.</i>	plan endorsement of Stage 12 and 13 unless otherwise agreed to in writing by EDQ c) Prior to first survey plan endorsement of Stage 12 and 13 unless otherwise agreed to in writing by EDQ
31.	Compliance Assessment – Sandy Creek Trunk Sewer a) Submit to EDQ IS, 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, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. 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 IS '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 commencement of works of Stage 8, 9 and 11 b) Prior to survey plan endorsement of any lots within Stage 8, 9 and 11 c) Prior to survey plan endorsement of any lots within Stage 8, 9 and 11
32.	Compliance Assessment – Flagstone Creek Trunk Sewer	

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	a) Submit to EDQ IS, for compliance assessment detailed design plans and report certified by a RPEQ, for the extension of the Flagstone Creek Trunk Sewer from MH 4/1, near the pump station FC4, to the future connection of the reticulation network for Stage 14, generally in accordance with: I. <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> II. <i>Trunk Sewer concept layout plan</i> 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 IS ‘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 commencement of works of Stage 12GHI and Stage 14 b) Prior to survey plan endorsement of Stage 12GHI and Stage 14 c) Prior to survey plan endorsement of Stage 12GHI and Stage 14
33.	Compliance Assessment – Sewerage Pump Station and rising main a) Submit to EDQ for compliance assessment detailed design plans and report, certified by a RPEQ, for the proposed pump station SPS-CA3 and rising main generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards; and</i> ii) <i>TRUNK SEWER CONCEPT LAYOUT plan</i> b) Construct the local sewerage pump station and rising main internal to the site 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 all sewer 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 commencement of works of Stage 12GHI and Stage 14 b) Prior to the first survey plan endorsement of Stage 12GHI and Stage 14 c) Prior to the first survey plan endorsement of Stage 12GHI and Stage 14
34.	Sewer Reticulation for Stage 8, 9, 10 and 11	

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a 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 Sewerage Network Pipe Sizes plan b) Construct sewer 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 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 the commencing sewer reticulation work relevant sub-stage b) Prior to survey plan endorsement relevant sub-stage c) Prior to survey plan endorsement relevant sub-stage
35.	Compliance Assessment - Sewer Reticulation for Stage 12, 13 and 14 a) Submit to EDQ IS for compliance assessment, an updated sewerage network plan, certified by a RPEQ, for Stage 12, 13 and 14. The plan shall include i) Ultimate sewerage connections to the municipal network ii) Any proposed interim servicing solution, including maximum EP capacity and timing for decommission b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a 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 endorsed catchments plan required under part a) of this condition. c) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS ‘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 commencement of works for Stage 12, 13 and 14 b) Prior the commencing sewer reticulation work relevant sub-stage c) Prior to survey plan endorsement relevant sub-stage d) Prior to survey plan endorsement relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	Note to applicant: any interim servicing solution endorsed by EDQ will be subject to an uncompleted works bonding agreement to ensure timely delivery of the ultimate infrastructure.	
36.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a suitably qualified RPEQ, for stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, relevant IMPs and OSSs (as updated from time to time) and 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 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 sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
37.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ IS for compliance assessment, detailed engineering drawings and hydraulic calculations, certified by a suitably qualified RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>, relevant IMPs and OSSs (as updated from time to time), and the approved plans and documents These plans are to include any inter-allotment drainage and proposed easements. In particular, the plans are to address overland flow from rear draining lots within Stage 13. 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 RPEQ including an asset register in a format acceptable to Council.	a) Prior to the first stage discharging to the stormwater detention device or; Provide an RPEQ certified technical memo demonstrating the allowable limit of construction before stormwater runoff exceeds pre-development flows. b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
38.	Compliance Assessment - Stormwater – Infrastructure Masterplan Submit to EDQ IS for compliance assessment, an updated infrastructure master plan for stormwater infrastructure. In addition to the requirements set out in condition 3 of the DEV2012/209 Approval, this infrastructure master plan must include the following: i) a Flooding Report that includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The report is to demonstrate no worsening impact on state infrastructure. Consideration must be given to the current Logan City Council's Temporary Local Planning Instrument ii) a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity iii) a waterway condition assessment which demonstrates how creek stability and ongoing waterway health is to be achieved and sustained iv) a groundwater management strategy which includes assessment of the inter-relationship between existing groundwater conditions and proposed development design and v) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. NOTE: This condition is considered to be complied with if a SWIMP has been endorsed under another approval	Prior to lodgement of first CA for SW quality and quantity
39.	Compliance Assessment - Total water cycle management (TWCM) Submit to EDQ IS for compliance assessment, an updated overarching site strategy for TWCM. In addition to the requirements set out in condition 4 of the DEV2012/209 Approval, this overarching site strategy must: i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. • Include a monitoring program that on a yearly basis, commencing from the date of this approval, provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. NOTES: i) Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented. ii) This condition is considered to be complied with if a TWCIMP has been endorsed under another approval	Prior to lodgement of first CA for SW quality and quantity

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
40.	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 sub-stage b) Prior to on maintenance for the relevant sub-stage
41.	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 sub-stage b) Prior to on maintenance for the relevant sub-stage
42.	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 sub-stage b) Prior to on maintenance for the relevant sub-stage
Landscape and environment		
43.	Streetscape Works (compliance assessment d)-g)) Either: a) Submit to EDQ DA 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 an RPEQ. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for each stage b) Prior to survey plan

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	c) Submit to EDQ DA ‘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 DA 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 REPQ; and 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 d) 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. <i>Note: footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i>	endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to commencement of site works for each stage 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
44.	Compliance Assessment - Landscape Works (Parks and Open Space) 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) PDA Guideline No. 12 – Park planning and design; and ii) the approved plans.	a) Prior to commencement of landscape work for the relevant sub-stage and use

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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. 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. • <i>Note: Landscape concept plans for the sport parks will be required with the submission of MCU's to establish the use.</i>	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
45.	Compliance Assessment - Waterway Rehabilitation and Stabilisation – all identified waterways a) Submit to EDQ IS for compliance assessment a waterway rehabilitation and stabilisation strategy certified by a suitably qualified professional for all identified waterways (Flagstone Creek limited to the southern side of the creek and Sandy Creek limited to the northern side of the creek or as otherwise required for tie-in purposes). The water stabilisation strategy shall include: i) an assessment of geotechnical conditions of the site, ii) proposed locations of detention and bio-retention basins and other infrastructure iii) full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ IS detailed waterway rehabilitation and stabilisation plans for the southern portion of Flagstone Creek certified by a suitably qualified professional generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following: i) Existing contours or site levels, services and features;	a) Prior to commencement of works for the relevant sub-stage b) Prior to commencement of works for the

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	ii) Proposed finished levels, including sections across and through the waterway at critical points; iii) Vegetation management; iv) Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); v) Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ IS 'as constructed' plans and asset register in a format acceptable to the Council certified by a suitably qualified professional.	relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
46.	Compliance Assessment - Ecological sustainability and innovation Submit to EDQ IS the outcomes of the monitoring program included in the endorsed Ecological Sustainability and Innovation OSS on a yearly basis from the date of this approval. The report is to provide analyses of the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	At the time of the Total Water Cycle Management Plan submission.
47.	Vegetation Management and Clearing a) Carry out vegetation clearing generally in accordance with the relevant approved plans/documents. b) Submit to EDQ IS certification from a suitably qualified ecologist or arborist (AQF Level 5 or above that vegetation clearing has been carried out in accordance with 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
48.	Compliance Assessment - Rehabilitation Plan a) Submit for compliance assessment an updated rehabilitation plan. The rehabilitation plan must: i) Outline the rehabilitation works required to rehabilitate areas identified in Map 1 – Proposed Rehabilitation Areas (refer to Attachment 2) ii) Identify the rehabilitation works, including (but not limited to): 1. the establishment of a 10m (minimum) vegetated buffer from top of bank that is consistent with the pre-clearing ecosystem on	a) Prior to survey plan endorsement of the first sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	- identified watercourses 2. rehabilitate identified fauna corridors 3. rehabilitate the environmental protection zone and 4. the establishment of vegetative ground covers to promote regeneration of native plant species. The ground covers must be designed to not inhibit native species generation nor introduce exotic or pest species into the area. iii) Identify the staging associated with the required rehabilitation works to ensure the long-term success. iv) Be prepared in accordance with the methods outlined in the Guideline and Manual components of the SEQ Ecological Restoration Framework to return the vegetation to a self-sustaining ecosystem as defined in the SEQ Ecological Restoration Framework. v) Include a detailed monitoring program that outlines the criteria, objectives, locations and frequency for monitoring. b) Following the EDQ's endorsement of the rehabilitation plan outlined in (a) complete rehabilitation works in accordance with the endorsed rehabilitation plan. c) Submit certification from an AILA registered professional, that the works have been completed in accordance with part b of this condition	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
49.	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 the relevant stage
50.	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Management Report b) Submit to EDQ DA verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
51.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>, and the recommendations of the approved acoustic report.	a) Prior to commencement of noise barrier works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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 RPEQ and an asset register.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
Surveying, Land Transfers and Easements		
52.	Land Transfers - Drainage Transfer, in fee simple, to Council as trustee any lots containing drainage infrastructure (e.g., stormwater detention basins), where such infrastructure is not contained within a road reserve. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage
53.	Land Transfers – Water pump station Transfer, in fee simple, to Council as trustee, any lot containing the water pump station. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage
54.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 91409, 91407, 91408, 91411, 91401, 91303, 91304, 91301, 91305, 91302, 91002, 90904, 91001, 90903, 91106, 91104, 91103, 91101, 91102, 90901, 90902, 91405 and 91402 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant sub-stage
55.	Land Transfers – Major and District Sports Parks Transfer, in fee simple, to Council as trustee Lots 91105 and 91410 as shown on the approved plans for Major and district sports parks purposes.	At registration of survey plan for the relevant sub-stage
56.	Land Transfers – Local Community Facilities Transfer, in fee simple, to Council as trustee, Lot 50039 as shown on the approved plans for local community centre purposes. Lots to be transferred under this condition must be serviced in accordance with the Community Facilities IMP as amended from time to time.	At registration of survey plan for the relevant sub-stage
57.	Land Transfers – State Community Facilities Transfer, in fee simple, to the State of Queensland (represented by the Department of Education and Queensland Ambulance Services), Lot 30015 (Department of Education), and Lot 50033 (Queensland Ambulance Service) as shown on the approved plans. Lots to be transferred under this condition must be serviced in accordance with Community Facilities IMP.	At registration of survey plan for the relevant sub-stage
58.	Easements over Infrastructure	At registration of survey plan for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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.	
59.	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 sub-stage b) At registration of survey plan for the relevant sub-stage
60.	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 sub-stage b) At registration of survey plan for the relevant sub-stage
Infrastructure Charges		
61.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
62.	Implementation Charge a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or	a) In accordance with the ICID; or

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	b) In accordance with the DCOP
63.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP
Development Conditions – Plan of Development (POD)		
Development in accordance with a POD		
64.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved POD; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
65.	Maintain the approved development Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
66.	Compliance assessment - Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for MULTIPLE RESIDENTIAL development for three or more units, excluding lots 50041, 50042 and 50043, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials;	a) Prior to commencement of building works b) Prior to commencement of building works

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	viii) landscaping and open space provision; ix) on-site parking, access and servicing; x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD.	
Construction of development in accordance with a POD		
67.	Out of 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
68.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
69.	Certification of Operational Work Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .	At all times
70.	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) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <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 commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
71.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
72.	Implementation Charge a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or	a) In accordance with the ICID; or b) In accordance with the DCOP

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

PDA Development Conditions – Reconfiguring a Lot

No	Condition	Timing
	b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	
73.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

9.	Erosion and Sediment Management a) Submit to EDQ IS, 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. Note: <i>Temporary erosion and sediment control measures are not to result in removal of additional vegetation beyond approved development footprint</i>	a) Prior to commencing work for the relevant sub-stage b) During construction
10.	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) 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: <i>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 sub-stage b) During construction
11.	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: <i>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 sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

12.	Fencing Fences to be constructed by the developer along the common boundaries to all rear draining residential lots and those with multiple neighbours in Stage 13. Fencing is not to prejudice outcomes related to condition 32 (Stormwater – quantity)	Prior to survey plan endorsement for the relevant sub-stage
Earthworks and Retaining Walls		
13.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved 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 9 – 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: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

14.	New Beith Road – Temporary All Weather Emergency Access a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the provision of an all-weather access upgrade of New Beith Road that can support a 16 tonne fire appliance vehicle and including temporary or permanent culverts located generally in accordance with the approved Fire Trail Upgrade Plans. The interim road layout shall be on the ultimate alignment as per Condition 19 of this development approval. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	b) & c) Prior to the road closure of any part of New Beith Road (existing)
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15.	Compliance assessment - Earthworks a) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the proposed batter between CH420-540 of Road 4 located on Concept Bulk Earthworks plan DA-0120 Rev D (Sheet 20 of 31). This batter is to be modified to be a single tier retaining wall/batter hybrid to minimise impact on existing vegetation. b) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the area in proximity to Waterway C to the west and north-west of Road 1 located on Concept Bulk Earthworks plans DA-0101 Rev D (Sheet 1) and DA-0105 Rev D (Sheet 5). The earthworks plans are to display the extent of environmental constraints of the mapped waterway. The plans are to be certified by a 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 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 9 – 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. c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. d) 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.	a) Prior to commencing earthworks for the relevant sub-stage b) Prior to any vegetation clearing in Stage 14 and adjacent green space areas. c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
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16.	Compliance assessment - Retaining Walls a) Submit to EDQ IS for compliance assessment, detailed earthworks plans for the proposed batter between CH420-540 of Road 4 located on Concept Bulk Earthworks plan DA-0120 Rev D (Sheet 20 of 31). This batter is to be modified to be a single tier retaining wall/batter hybrid to minimise impact on existing vegetation. The plans are to be certified by a suitably qualified RPEQ, for all retaining walls 1m or greater in height. 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>); iii) located and designed generally in accordance with the approved earthworks/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 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 for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
17.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a 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) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved 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 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 for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

Roadworks, urban servicing and stormwater management		
18.	Roadworks – Internal a) Submit to EDQ IS, detailed engineering plans, certified by a suitably qualified 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>PDA Guideline No. 13 Engineering standards</i>, and the approved Functional Layout Plans. 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 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 the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
19.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (north of and including Flagstonian Dr intersection) a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road between the development boundary and the northern PDA boundary. The interim 2 lane road layout on the ultimate alignment shall generally include the following: i) Two (2) lane (interim) upgrade of New Beith Road ((R004A, R008A and R007A on Map 3: Transport (roads) – DCOP Map June 2022), from the northern boundary of the PDA to (and including) the New Beith Road/Flagstonian Drive intersection (at the location for RI005A shown on Map 4: Transport (intersections) – DCOP Map June 2022), including earthworks, and bridge RB001A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022); ii) culverts RC001A and RC011A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022), for the interim (two (2) lane) design for the New Beith Road upgrade in paragraph (i) above; iii) New Beith Road/Flagstonian Drive priority controlled intersection (RI005A on Map 4: Transport (intersections) – DCOP Map June 2022), Including all infrastructure that is: i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(iii) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(iii) above. b) Submit to EDQ IS for compliance assessment, detailed design plans for the ultimate functional road layout, including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road. The interim 2 lane road layout on the ultimate alignment shall generally include the following: • 32m road reserve width • 4 x 3.5m wide traffic lanes • 5m median	a) Prior to commencement of works b) Prior to commencement of works c) Prior to 1 December 2027 Prior to 1 December 2027

	2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) c) Construct the works generally in accordance with the RPEQ certified plans required under parts a) and b) of this condition. Submit to EDQ IS 'as constructed' drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	
20.	Dedication of new road reserve – New Beith Rd - South of Flagstonian Dr intersection to Lot 1 on SP351245 (formerly Lot 3 on RP45236) Dedicate stages 11L-1 and 11L-2 as road reserve.	Prior to endorsement of the 200 th lot of this approval
21.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (South of Flagstonian Dr intersection to Gateway Drive Intersection) and intersections a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road south of Flagstonian Drive intersection to Lot 3 on RP45236. The interim 2 lane road layout on the ultimate alignment shall generally include the following: i) Two (2) lane (interim) upgrade of New Beith Road (R022A and R013A on Map 3: Transport (roads) – DCOP Map June 2022), from the south of Flagstonian Dr intersection to and including the intersection at the location for RI007A shown on Map 4: Transport (intersections) – DCOP Map June 2022, including earthworks; ii) culverts RC010A on New Beith Road (as shown on Map 5: Transport (structures) – DCOP Map June 2022), for the interim (two (2) lane) design for the New Beith Road upgrade in paragraph (i) above; iii) New Beith Road priority controlled intersection (RI007A on Map 4: Transport (intersections) – DCOP Map June 2022) Including all infrastructure that is: i) ancillary to, and services related to, the infrastructure identified in paragraphs (i)-(iii) above, to the extent reasonably required for the provision of that infrastructure; and ii) required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraphs (i)-(iii) above. b) Submit to EDQ IS for compliance assessment detailed design plans for the ultimate functional road layout including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road. The interim 2 lane road layout on the ultimate alignment shall generally include the following: 32m road reserve width 4 x 3.5m wide traffic lanes 5m median 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) c) Construct the works generally in accordance with the RPEQ certified plans required under part a) of this condition. d) Submit to EDQ IS 'as constructed' drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to endorsement of the 150th lot of this approval b) Prior to commencement of works c) Prior to commencement of use of Lot 50033 or Lot 30015 (whichever occurs first) d) Prior to commencement of use of Lot 50033 or Lot 30015 (whichever occurs first)

22.	Compliance Assessment – Secondary Access – New Beith Road – Internal to the PDA (Gateway Drive Intersection to Lot 1 on SP351245 (formerly Lot 3 on RP45236)) a) Submit to EDQ IS for compliance assessment, detailed design plans interim road layout plans certified by a suitably qualified RPEQ for the upgrade of New Beith Road south of Flagstonian Drive intersection to Lot 3 on RP45236/ Lot 1 on SP351245. The interim 2 lane road layout on the ultimate alignment shall generally include the two (2) lane (interim) upgrade of New Beith Road (R022A and R013A on Map 3: Transport (roads) – DCOP Map June 2022), from the south of Flagstonian Dr intersection to Lot 3 on RP45236/Lot 1 on SP351245, including earthworks. Including all infrastructure that is: - ancillary to, and services related to, the infrastructure identified in paragraph (i) above, to the extent reasonably required for the provision of that infrastructure; and - required by an Approval to be delivered as part of, or to interrelate with, the infrastructure identified in paragraph (i) above. b) Submit to EDQ IS for compliance assessment detailed design plans for the ultimate functional road layout including intersections and culverts, certified by a suitably qualified RPEQ for the upgrade of New Beith Road. The interim 2 lane road layout on the ultimate alignment shall generally include the following: 32m road reserve width 4 x 3.5m wide traffic lanes 5m median 2 x 6.35m verge (including 2.4m cycleway & 1.5m footpath) c) Construct the works generally in accordance with the RPEQ certified plans required under part a) of this condition. d) Submit to EDQ IS 'as constructed' drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to endorsement of the 150th lot of this approval b) Prior to commencement of works c) Prior to the survey plan endorsement of the 1500th lot of this approval Prior to the survey plan endorsement of the 1500th lot of this approval
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23.	Street Lighting Comply with either parts a) 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 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 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 RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to on-maintenance for the relevant sub-stage
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24.	Compliance Assessment – Water Pump Station a) Submit to EDQ IS 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 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 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.</i>	a) Prior to commencement of works of the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
25.	Compliance Assessment – Interim Pressure management zone for Stage 11 Prior to the Round Mountain Reservoir and associated trunk main are constructed in accordance with condition 26 of this approval: a) Submit to EDQ IS for compliance assessment, detailed design plans and report certified by a RPEQ, for the water supply infrastructure to service to Stage 11, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. The water infrastructure shall ensure that the maximum pressure to the properties within the low-lying areas of Stage 11, is generally in accordance with the adopted Council’s DSS. At minimum, the report shall at minimum assessing the following options: i) servicing the low-lying areas of Stage 11 with a parallel water main connected upstream of the proposed booster pump station ii) installation of temporary pressure reducing valve to ensure the DSS maximum pressure requirement is met during the supply of the temporary booster supply arrangement. b) Construct the water supply infrastructure 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.	a) Prior to commencement of works of the first sub-stage within Stage 11 b) Prior to commencement of works of the first sub-stage within Stage 11 c) Prior to commencement of works of the first sub-stage within Stage 11

26.	Compliance Assessment – DN300 trunk main a) Submit to EDQ IS for compliance assessment, detailed design plans certified by a RPEQ, for the proposed DN300 trunk 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>. b) Construct the works 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: • Council’s current adopted standards; and • 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 through the DN300 main. 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 survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
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27.	Compliance Assessment – Round Mountain High Level Reservoir and associated trunk mains a) Submit to EDQ IS, for compliance assessment preliminary design plans and report for the proposed HLZ reservoir with a bottom water level of 145m AHD and associated trunk mains, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. The preliminary design report shall include: i) reservoir siting assessment study, including identification of suitable access arrangement ii) preliminary plans for proposed dedicated feed main and outlet main to the development iii) Preliminary plans for the two proposed PRVs, considering opportunity of colocation, for the proposed district metered areas DM1 and DM2. iv) Changes required to the water pump station and downstream network to switch from the interim booster supplied zone to the ultimate gravity fed zone. b) Submit to EDQ IS, for compliance assessment, detailed design plans, certified by a RPEQ, for the HLZ1 reservoir and associated trunk mains and change to the water pump station in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the endorsed plans required under part b) of this condition. d) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of the reservoir and associated trunk mains and PRVs, 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.	a) Prior to survey plan endorsement of the 500th lot of this approval b) Prior to survey plan endorsement of the 1000th lot of this approval c) Prior to survey plan endorsement of the 1500th lot of this approval d) Prior to survey plan endorsement of the 1500th lot of this approval
28.	Compliance Assessment - Relocation of trunk water main	

	a) Submit to EDQ IS, for compliance assessment detailed design plans, certified by a RPEQ for the relocation of the existing DN375 trunk water main within Stage 10 and 11 to the New Beith Road reserve, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. b) Construct water reticulation works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a 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: the relocation of the existing DN375 trunk main is triggered by the proposed development layout and therefore the relocation will be a full developer's cost.</i>	a) Prior to commencement of works for Stage 10 and 11 b) Prior to survey plan endorsement of any lots within Stage 10 and 11 c) Prior to survey plan endorsement of any lots within Stage 10 and 11
29.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a 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 Water Mains diameter plan prepared by DWS and dated 4/2/25 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 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 commencing water reticulation work for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
30.	Compliance Assessment – Augmentation of existing DN225 Sewer	

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	a) Submit to EDQ DA, for compliance assessment detailed design plans certified by an RPEQ, for the augmentation of the existing DN225 trunk sewer from MH 3/6 to MH 3/1 to provide an additional 588 EP capacity, generally in accordance with the DCOP and the <i>PDA Guideline No 13 Engineering Standards – Sewer and Water</i>. 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. <i>Note: the augmentation of the existing DN225 sewer is required to provide additional capacity to service Stage 10. The augmentation may be addressed with the redirection of the reticulation sewer connected to MH 3/6.</i>	a) Prior to the commencement of works of Stage 12 and 13 b) Prior to first survey plan endorsement of Stage 12 and 13 unless otherwise agreed to in writing by EDQ c) Prior to first survey plan endorsement of Stage 12 and 13 unless otherwise agreed to in writing by EDQ
31.	Compliance Assessment – Sandy Creek Trunk Sewer a) Submit to EDQ IS, 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, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. 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 IS ‘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 commencement of works of Stage 8, 9 and 11 b) Prior to survey plan endorsement of any lots within Stage 8, 9 and 11 c) Prior to survey plan endorsement of any lots within Stage 8, 9 and 11

32.	Compliance Assessment – Flagstone Creek Trunk Sewer a) Submit to EDQ IS, for compliance assessment detailed design plans and report certified by a RPEQ, for the extension of the Flagstone Creek Trunk Sewer from MH 4/1, near the pump station FC4, to the future connection of the reticulation network for Stage 14, generally in accordance with: I. <i>PDA Guideline No. 13 Engineering standards – Sewer and Water.</i> II. <i>Trunk Sewer concept layout plan</i> 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 IS ‘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 commencement of works of Stage 12GHI and Stage 14 b) Prior to survey plan endorsement of Stage 12GHI and Stage 14 c) Prior to survey plan endorsement of Stage 12GHI and Stage 14
33.	Compliance Assessment – Sewerage Pump Station and rising main a) Submit to EDQ for compliance assessment detailed design plans and report, certified by a RPEQ, for the proposed pump station SPS-CA3 and rising main generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards; and</i> ii) <i>TRUNK SEWER CONCEPT LAYOUT plan</i> b) Construct the local sewerage pump station and rising main internal to the site 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 all sewer 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 commencement of works of Stage 12GHI and Stage 14 b) Prior to the first survey plan endorsement of Stage 12GHI and Stage 14 c) Prior to the first survey plan endorsement of Stage 12GHI and Stage 14

34.	Sewer Reticulation for Stage 8, 9, 10 and 11 a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a 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 Sewerage Network Pipe Sizes plan b) Construct sewer 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 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 the commencing sewer reticulation work relevant sub-stage b) Prior to survey plan endorsement relevant sub-stage c) Prior to survey plan endorsement relevant sub-stage
35.	Compliance Assessment - Sewer Reticulation for Stage 12, 13 and 14 a) Submit to EDQ IS for compliance assessment, an updated sewerage network plan, certified by a RPEQ, for Stage 12, 13 and 14. The plan shall include i) Ultimate sewerage connections to the municipal network ii) Any proposed interim servicing solution, including maximum EP capacity and timing for decommission b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a 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 endorsed catchments plan required under part a) of this condition. c) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS '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. Note to applicant: any interim servicing solution endorsed by EDQ will be subject to an uncompleted works bonding agreement to ensure timely delivery of the ultimate infrastructure.	a) Prior to commencement of works for Stage 12, 13 and 14 b) Prior the commencing sewer reticulation work relevant sub-stage c) Prior to survey plan endorsement relevant sub-stage d) Prior to survey plan endorsement relevant sub-stage

36.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a suitably qualified RPEQ, for stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, relevant IMPs and OSSs (as updated from time to time) and 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 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 sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
37.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ IS for compliance assessment, detailed engineering drawings and hydraulic calculations, certified by a suitably qualified RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>, relevant IMPs and OSSs (as updated from time to time), and the approved plans and documents These plans are to include any inter-allotment drainage and proposed easements. In particular, the plans are to address overland flow from rear draining lots within Stage 13. 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 RPEQ including an asset register in a format acceptable to Council.	a) Prior to the first stage discharging to the stormwater detention device or; Provide an RPEQ certified technical memorandum demonstrating the allowable limit of construction before stormwater runoff exceeds pre-development flows. b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
38.	Compliance Assessment - Stormwater – Infrastructure Masterplan Submit to EDQ IS for compliance assessment, an updated infrastructure master plan for stormwater infrastructure. In addition to the requirements set out in condition 3 of the DEV2012/209 Approval, this infrastructure master plan must include the following: i) a Flooding Report that includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The report is to demonstrate no worsening impact on state infrastructure. Consideration must be given to the current Logan City Council's Temporary Local Planning Instrument ii) a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity iii) a waterway condition assessment which demonstrates how creek stability and ongoing waterway health is to be achieved and sustained iv) a groundwater management strategy which includes assessment of the inter-relationship between existing groundwater conditions and proposed development design and v) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. NOTE: This condition is considered to be complied with if a SWIMP has been endorsed under another approval	Prior to lodgement of first CA for SW quality and quantity
39.	Compliance Assessment - Total water cycle management (TWCM) Submit to EDQ IS for compliance assessment, an updated overarching site strategy for TWCM. In addition to the requirements set out in condition 4 of the DEV2012/209 Approval, this overarching site strategy must: i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. • Include a monitoring program that on a yearly basis, commencing from the date of this approval, provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. NOTES: i) Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented. ii) This condition is considered to be complied with if a TWCIMP has been endorsed under another approval	Prior to lodgement of first CA for SW quality and quantity

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
40.	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 sub-stage b) Prior to on maintenance for the relevant sub-stage
41.	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 sub-stage b) Prior to on maintenance for the relevant sub-stage
42.	Broadband a) Submit to EDQ IS written agreement, from an authorized 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 sub-stage b) Prior to on maintenance for the relevant sub-stage

Landscape and environment		
43.	Streetscape Works (compliance assessment d)-g)) Either: a) Submit to EDQ DA 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 an RPEQ. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA '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 DA 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 IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) 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. Note: footpath treatments are to ensure any embellishments do not obstruct maintenance operations.	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to commencement of site works for each stage 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

44.	Compliance Assessment - Landscape Works (Parks and Open Space) 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. 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. • Note: <i>Landscape concept plans for the sport parks will be required with the submission of MCU's to establish the use.</i>	a) Prior to commencement of landscape work for the relevant sub-stage and use b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
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45.	Compliance Assessment - Waterway Rehabilitation and Stabilisation – all identified waterways a) Submit to EDQ IS for compliance assessment a waterway rehabilitation and stabilisation strategy certified by a suitably qualified professional for all identified waterways (Flagstone Creek limited to the southern side of the creek and Sandy Creek limited to the northern side of the creek or as otherwise required for tie-in purposes). The water stabilisation strategy shall include: i) an assessment of geotechnical conditions of the site, ii) proposed locations of detention and bio-retention basins and other infrastructure iii) full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ IS detailed waterway rehabilitation and stabilisation plans for the southern portion of Flagstone Creek certified by a suitably qualified professional generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following: i) Existing contours or site levels, services and features; ii) Proposed finished levels, including sections across and through the waterway at critical points; iii) Vegetation management; iv) Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); v) Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ IS 'as constructed' plans and asset register in a format acceptable to the Council certified by a suitably qualified professional.	a) Prior to commencement of works for the relevant sub-stage b) Prior to commencement of works for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
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46.	Compliance Assessment - Ecological sustainability and innovation Submit to EDQ IS the outcomes of the monitoring program included in the endorsed Ecological Sustainability and Innovation OSS on a yearly basis from the date of this approval. The report is to provide analyses of the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	At the time of the Total Water Cycle Management Plan submission.
47.	Vegetation Management and Clearing a) Carry out vegetation clearing generally in accordance with the relevant approved plans/documents. b) Submit to EDQ IS certification from a suitably qualified ecologist or arborist (AQF Level 5 or above that vegetation clearing has been carried out in accordance with 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
48.	Compliance Assessment - Rehabilitation Plan a) Submit for compliance assessment an updated rehabilitation plan. The rehabilitation plan must: - Outline the rehabilitation works required to rehabilitate areas identified in Map 1 – Proposed Rehabilitation Areas (refer to Attachment 2) - Identify the rehabilitation works, including (but not limited to): - the establishment of a 10m (minimum) vegetated buffer from top of bank that is consistent with the pre-clearing ecosystem on identified watercourses - rehabilitate identified fauna corridors - rehabilitate the environmental protection zone and - the establishment of vegetative ground covers to promote regeneration of native plant species. The ground covers must be designed to not inhibit native species generation nor introduce exotic or pest species into the area. - Identify the staging associated with the required rehabilitation works to ensure the long-term success. - Be prepared in accordance with the methods outlined in the Guideline and Manual components of the SEQ Ecological Restoration Framework to return the vegetation to a self-sustaining ecosystem as defined in the SEQ Ecological Restoration Framework. - Include a detailed monitoring program that outlines the criteria, objectives, locations and frequency for monitoring. b) Following the EDQ's endorsement of the rehabilitation plan outlined in (a) complete rehabilitation works in accordance with the endorsed rehabilitation plan. c) Submit certification from an AILA registered professional, that the works have been completed in accordance with part b of this condition	a) Prior to survey plan endorsement of the first sub-stage b) Prior to survey plan endorsement for the relevant sub- stage c) Prior to survey plan endorsement for the relevant sub- stage

49.	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 the relevant stage
50.	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Management Report b) Submit to EDQ DA verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
51.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i> , and the recommendations of the approved acoustic report. 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 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 sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
Surveying, Land Transfers and Easements		
52.	Land Transfers - Drainage Transfer, in fee simple, to Council as trustee any lots containing drainage infrastructure (e.g., stormwater detention basins), where such infrastructure is not contained within a road reserve. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage

53.	Land Transfers – Water pump station Transfer, in fee simple, to Council as trustee, any lot containing the water pump station. The plans and terms of the easement/s must be to the satisfaction of the Chief Executive Officer of the authority.	At registration of survey plan for the relevant sub-stage
54.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 91409, 91407, 91408, 91411, 91401, 91303, 91304, 91301, 91305, 91302, 91002, 90904, 91001, 90903, 91106, 91104, 91103, 91101, 91102, 90901, 90902, 91405 and 91402 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant sub-stage
55.	Land Transfers – Major and District Sports Parks Transfer, in fee simple, to Council as trustee Lots 91105 and 91410 as shown on the approved plans for Major and district sports parks purposes.	At registration of survey plan for the relevant sub-stage
56.	Land Transfers – Local Community Facilities Transfer, in fee simple, to Council as trustee, Lot 50039 as shown on the approved plans for local community centre purposes. Lots to be transferred under this condition must be serviced in accordance with the Community Facilities IMP as amended from time to time.	At registration of survey plan for the relevant sub-stage
57.	Land Transfers – State Community Facilities Transfer, in fee simple, to the State of Queensland (represented by the Department of Education and Queensland Ambulance Services), Lot 30015 (Department of Education), and Lot 50033 (Queensland Ambulance Service) as shown on the approved plans. Lots to be transferred under this condition must be serviced in accordance with Community Facilities IMP.	At registration of survey plan for the relevant sub-stage
58.	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 sub-stage
59.	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 sub-stage b) At registration of survey plan for the relevant sub-stage

60.	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 sub-stage b) At registration of survey plan for the relevant sub-stage
Infrastructure Charges		
61.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
62.	Implementation Charge a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the DCOP

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No	Condition	Timing
63.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP
Development Conditions – Plan of Development (POD)		
Development in accordance with a POD		
64.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved POD; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
65.	Maintain the approved development Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
66.	Compliance assessment - Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for MULTIPLE RESIDENTIAL development for three or more units, excluding lots 50041, 50042 and 50043, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing;	a) Prior to commencement of building works b) Prior to commencement of building works

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No	Condition	Timing
	x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD.	
Construction of development in accordance with a POD		
67.	Out of 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
68.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
69.	Certification of Operational Work Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .	At all times
70.	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) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <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 commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
71.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
72.	Implementation Charge a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or	a) In accordance with the ICID; or b) In accordance with the DCOP

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

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No	Condition	Timing
	b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	
73.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing

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 ****