

DEV2013/455

20 December 2013

New Beith Pty Ltd
c/- Mr Tyrone Taylor
RTA Developments Pty Ltd
1 Ant Road
YATALA QLD 4207

Dear Tyrone

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR WHOLE OF SITE AND RECONFIGURING A
LOT (4 INTO 4) AT NEW BEITH ROAD NEW BEITH DESCRIBED AS PART OF
LOT 49 ON S312118, LOT 58 ON S312118, LOT 1 ON RP43903, LOT 8 ON
S312737, LOT 62 ON S312246, LOT 1 ON RP25922 AND LOT 2 ON RP25922**

On 19 December 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant part of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website:
<http://www.edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

It should be noted that this notice has been reissued to rectify a typographical error in the "Type of Application" section of the Decision Notice.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Lyndy Rapson on 3024 4181.

Yours Sincerely



Steve Conner

Executive Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Greater Flagstone	
Site address	New Beith Road New Beith	
Lot on plan description	Lot number	Lot description
	Part of Lot 49	S312118
	Lot 58	S312118
	Lot 1	RP43903,
	Lot 8	S312737
	Lot 62	S312246
	Lot 1	RP25922
	Lot 2	RP25922
PDA development application details		
MEDQ reference number	DEV2013/455	
Lodgement date	11 June 2013	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of uses for whole of site and Reconfiguring a Lot (boundary realignment 4 into 4 lots)	

Preamble

1. Relationship with the Greater Flagstone Urban Development Area Development Scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) "Approved Uses" can occur without further approval for Material Change of use, where the use is identified on a particular site within an approved Plan of Development (that complies with Plans of Development, Practice note no. 10 issued July 2012) as part of an approval for Reconfiguration of a Lot.
- (c) Further approvals may be obtained in accordance with the development scheme.

2. Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a PDA development permit for a Reconfiguring a lot (with a Plan of Development) will detail the following matters to the extent they are applicable to the application:
 - (i) location
 - (ii) lot size and configuration
 - (iii) building height
 - (iv) plot ratio / gross floor area / gross leasable area
 - (v) site cover
 - (vi) building footprint
 - (vii) site access arrangement;
 - (viii) on-site parking and servicing arrangements and
 - (ix) how the development will progress or generally achieve the provisions of the development scheme.

If the application for a PDA development permit is a subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must be generally in accordance with the endorsed context plan for the area and this approval.

3. Definitions

For the purpose of interpreting this Approval, the following applies:-

- (a) terms defined in the *Economic Development Act 2012* (EDQ Act) which are not defined in this Approval are taken to have the same meaning as in the EDQ Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time (unless otherwise specified).
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.

- (d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use contained within the Table of approved uses of this approval.
- (e) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under Condition 20 of this Approval.
- (f) a reference to a context plan area is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.
- (g) a reference to detailed design documentation is a reference to detailed plans, designs, specification and calculations relevant to particular development.
- (h) a reference to the development scheme is a reference to the Greater Flagstone Urban Development Area Development Scheme October 2011 in force at the time of this Approval.
- (i) a reference to the State is a reference to the State of Queensland.
- (j) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- (k) a reference to Gross Floor Area or GFA is taken to have the same meaning as that in the Greater Flagstone Urban Development Area Development Scheme.
- (l) a reference to the IFF is a reference to the Economic Development Queensland Infrastructure Funding Framework (July 2013).
- (m) a reference to the IFFCOA is a reference to the Economic Development Queensland Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013).
- (n) a reference to the ICOP is a reference to the Economic Development Queensland Infrastructure Charging and Offset Plan Greater Flagstone Priority Development Area (July 2013).
- (o) a reference to an Infrastructure Contribution is a reference to works or serviced land contributed by a developer in lieu of payment of the infrastructure charge (as defined in the IFFCOA).
- (p) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 7 of the *Economic Development Act 2012* applies.
- (q) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (r) a reference to an Interim Use is a reference to a use identified in the Table of approved uses as an interim use.
- (s) a reference to an overarching site strategy is a reference to a overarching site strategy for an aspect of the development of the site which is required to be endorsed under this Approval.
- (t) a reference to a Plan of Development or PoD is taken to have the same meaning as in the Greater Flagstone Urban Development Area Development Scheme.
- (u) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.

- (v) a reference to public notification is a reference to the requirements as set out in s.84 of the *Economic Development Act 2012* and s.6 of the *Economic Development Regulation 2013*.
- (w) a reference to the site is a reference to the land the subject of this Approval.
- (x) a reference to TWCM is a reference to total water cycle management.
- (y) a reference to the EDQ is a reference to the Economic Development Queensland.
- (z) a reference to the MEDQ is a reference to the Minister for Economic Development Queensland.
- (aa) a reference to the EDQ Act is a reference to the *Economic Development Act 2012 (Qld)*.
- (bb) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of this Approval¹:
 - (i) ULDA Guideline 1 – Residential 30 – dated March 2010
 - (ii) ULDA Guideline 2 – Accessible Housing – dated November 2011
 - (iii) ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - (iv) ULDA Guideline 6 – Street and Movement Network – dated April 2012
 - (vi) ULDA Guideline 7 – Low rise buildings – dated February 2012
 - (vii) ULDA Guideline 8 – Medium and High Rise Buildings – dated January 2012
 - (viii) ULDA Guideline 9 – Centres – dated November 2011
 - (ix) ULDA Guideline 11 – Community Facilities – dated July 2012
 - (x) ULDA Guideline 12 – Park planning and design – dated November 2011
 - (xi) ULDA Guideline 13 – Engineering standards – dated November 2011
 - (xii) ULDA Guideline 14 – Environmental values and sustainable resource use – dated June 2012
 - (xiii) ULDA Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
 - (xiv) ULDA Guideline 16 – Housing – dated July 2012
 - (xv) ULDA Guideline 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs – dated July 2012
 - (xvi) ULDA Guideline 18 – Development interfaces – dated November 2011.
- (cc) if the EDQ is the nominated assessing authority for the Approval, this means:-
 - (i) the EDQ or its delegate or
 - (ii) if the site is no longer within a declared Priority Development Area under the EDQ Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

¹ The ULDA guidelines do not derogate from applicable Commonwealth and Queensland legislation which may apply to the site

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	18 December 2013
Currency period	4 years from Decision Date for Reconfiguring a Lot (4 into 4) 30 years from Decision Date for Material Change of use for uses set out in the Table of approved uses

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Tarnbrae – Whole of Site Zoning Plan	13025-14	
2.	Tarnbrae – ROL Boundary Realignment Plan (4 into 4 lots)	13025-19B (1e)	25.11.2013
3.	Table of approved uses	-	18.12.2013

PDA Development Conditions**RECONFIGURING A LOT**

No	Condition	Timing
1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to survey plan endorsement
2	Complete all Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement
3	Certification Agreement a) In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the <i>Economic Development Act 2012</i> Certification Procedures Manual September 2013	Prior to the commencement of site works

	(Certification Procedures Manual). b) The currency period is 4 years from the day of effect of the approval. Note: Under the Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the Development Assessment Division of the Department of State Development, Infrastructure and Planning.	
4	Pre-Construction Certification No work shall commence until the Development Assessment Division of the Department of State Development, Infrastructure and Planning acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with Certification Procedures Manual.	Prior to commencement of construction for each stage
5	Post-Construction Certification In accordance with the Certification Procedures Manual submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to survey plan endorsement for each stage
6	Water a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ-Civil) designed to service the lots in accordance with the Water Services Association of Australia’s (WSAA) ‘Water Supply Code of Australia – WSA 03-2002 and Logan City Council’s standards. b) Construct the works in accordance with the part (a) certified plans and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning ‘as-constructed’ plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council’s adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). Advisory note: A bond to the value of 100% of the works plus contingencies at 25% may be lodged to cover the infrastructure to service the development which will be	(a) Prior to the commencement of works (b) Prior to survey plan endorsement (c) Prior to survey plan endorsement

	<i>refundable at the time the development has been completed.</i>	
7	Sewerage a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ-Civil), designed to service the lots and Logan City Council standards. b) Construct the works in accordance with the part (a) certified plans and connect to the existing trunk infrastructure network. c) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 'as-constructed' plans including an asset register in a format acceptable to Logan City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). Advisory note: A bond to the value of 100% of the works plus contingencies at 25% may be lodged to cover the infrastructure to service the development which will be refundable at the time the development has been completed.	(a) Prior to the commencement of works (b) Prior to survey plan endorsement (c) Prior to survey plan endorsement
8	Road Access a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed roadworks plans. The engineering plans must be certified by a Registered Professional Engineer Queensland (RPEQ). b) Construct the works in accordance with the part (a) certified plans. c) Submit to DSDIP Development Assessment Division Principal Engineer 'as-constructed' plans of the completed works in a format acceptable to the Logan Regional Council. Advisory note: A bond to the value of 100% of the works plus contingencies at 25% may be lodged to cover the infrastructure to service the development which will be refundable at the time the development has been completed.	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9	Soil erosion and sediment control a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning an Erosion and Sediment Control (ESC) Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in	a) Prior to commencing site works

	erosion and sediment control (CPESC) in accordance with the following:- a. State Planning Policy for Healthy Waters b. Urban Stormwater Quality Planning Guidelines (DEHP) c. Best Practice Erosion and Sediment Control (IECA) and d. any relevant Logan City Council standards. b) The ESCP must be implemented in accordance with Best Practice Erosion and Sediment Control for building and construction sites.	b) At all times during construction works
10	Electricity and Telecommunications Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning a written undertaking that the applicant will enter into agreements with an authorised electricity supplier (e.g. Energex) and a telecommunication carrier to provide electricity and telecommunication services to the land, or prior to any further transfer of title.	Prior to survey plan endorsement
11	Service conduits and mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in conjunction with the approved development. <i>Advisory note: A bond to the value of 100% of the works plus contingencies at 25% may be lodged to cover the infrastructure to service the development which will be refundable at the time the development has been completed.</i>	Prior to survey plan endorsement
12	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to Logan City Council over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Logan City Council's Chief Executive Officer.	Prior to survey plan endorsement
MATERIAL CHANGE OF USE		
No	Condition	Timing
13	Carrying out the development Carry out and complete the development generally in accordance with: (a) the Tarnbrae – Whole of Site Zoning Plan (b) the conditions contained in this Approval (c) all PDA development permits (d) all endorsed infrastructure master plans (e) all endorsed overarching site strategies (f) the endorsed context plan relating to that part of the site	On-going

	(g) all approved Plan of Developments and (h) all endorsed detailed design documentation.	
14	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies required by conditions of this Approval have been endorsed by the nominated assessing authority (ii) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development notes as part of an approval for Reconfiguring a lot (iii) detailed design documentation, as required, for approved uses relevant to the particular development has been endorsed by the nominated assessing authority and (iv) a context plan area strategy has been endorsed by the nominated assessing authority for the context plan area relating to that part of the site. (b) Development for Interim Uses under this Approval (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by the nominated assessing authority and (ii) must cease immediately upon endorsement of the context plan area strategy relating to that part of the site. Advisory Note: <i>An Interim Use in a Context Plan Area may continue or commence where approved by a subsequent Material Change of Use application.</i>	(a) Prior to commencement of use (b) Prior to commencement of the Interim use and then on-going
15	Infrastructure master plans (a) A PDA condition of this Approval may require an infrastructure master plan to be submitted to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) address the requirements and standards (including any areas of non-compliance) outlined in the: a) development scheme in force at the date of this	Prior to the approval of the 1st subsequent application for the site

	Approval and b) applicable ULDA guideline(s) in effect at the date of this Approval (v) identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify , where relevant, the internal and external infrastructure required for the ultimate development of the site (vii) identify how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined and (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement. (e) Each infrastructure master plan will be assessed against : (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval.	
16	Overarching site strategies (a) A PDA condition of this Approval may require an overarching site strategy to be submitted to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the ULDA guideline(s) in effect at the date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (v) include any additional details or requirements set	Prior to the approval of the 1st subsequent application for the site

	out in a relevant condition of this Approval. (c) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement. (d) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval.	
17	Context plan area strategies (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning a context plan area strategy for endorsement with the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery). (b) Each context plan area strategy must: (i) be generally in accordance with the Tarnbrae – Whole of Site Zoning Plan (ii) have regard to all current endorsed infrastructure master plans and all current endorsed overarching site strategies for the site (iii) integrate with all existing context plan area strategies for surrounding context plan areas within the site (iv) describe (and map): (i) broad land use structure and development constraints within the context plan area (ii) land suitability to ensure that the housing density can be achieved without excessive earthworks and retaining walls such as in areas with steep slopes (iii) neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the development scheme (iv) the location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site (v) indicative sites for centres, schools and other community facilities (vi) the open space network including parks,	With the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery)

	buffers, fauna and environmental corridors and external linkages to areas of environmental significance and the movement network, including expected traffic volumes for streets and intersections, pedestrian routes, cyclist routes and public transport routes (v) describe how the context plan area strategy has regard to the development scheme in force at the date of this Approval (i.e. the Vision, UDA wide criteria and zone intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner (vi) describe how the context plan area strategy has regard to the applicable ULDA guideline(s) in effect at the date of this Approval and (vii) be publicly notified in accordance with s.84 of the <i>Economic Development Act 2012</i> and s.6 of the <i>Economic Development Regulation 2013</i>. (c) The context plan area strategy will be assessed against: (i) all current endorsed infrastructure master plans and all current overarching site strategies at the time the strategy is submitted for endorsement (ii) the provisions of the development scheme in force at the date of this Approval (iii) the ULDA guidelines in effect at the time of this Approval and (iv) any further requirements set out in a condition of this Approval. Advisory note: <i>Once a context plan area strategy is endorsed by the nominated assessing authority, the plan will be placed on the nominated assessing authority's website.</i>	
18	Detailed design documentation (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment detailed design documentation for all uses listed in the Table of approved uses. (b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: (i) location (ii) lot size and configuration (iii) building height² (iv) plot ratio / gross floor area / gross leasable area (v) site cover (vi) building design including elevations and materials (vii) site access arrangements (viii) on-site parking and servicing arrangements	Prior to commencing the relevant development.

² Development must not exceed the heights set out in the development scheme. Development exceeding the heights set out in the development scheme will require separate approval.

	(ix) interface with adjoining residential uses (x) demonstrate active frontages and (xi) open space provision. (c) If the development shown in the detailed design documentation is inconsistent with the development parameters shown on an approved Plan of Development, the detailed design documentation must also comply with the requirements of condition 18 (d) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed context area plan for that part of the site (ii) the approved Plan of Development for that part of the site (iii) the relevant provisions of the development scheme in force at the time of this Approval (iv) the relevant ULDA guidelines in effect at the time of this Approval and (v) any further requirements set out in a condition of this Approval.	
19	Compliance assessment (a) Where a condition of this Approval requires compliance assessment by the Development Assessment Division of the Department of State Development, Infrastructure and Planning compliance assessment is required in accordance with the timing set out in these conditions. (b) Compliance assessment must be repeated where a new infrastructure master plan or new overarching site strategy to that already endorsed, is sought. (c) Before compliance assessment will commence, payment for the fee must accompany any request for compliance assessment. The fee is set out in the EDQ's development assessment fee schedule in force at the date the request is lodged. (d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 40 business days or as otherwise agreed applies) – the nominated assessing authority assesses the plans and supporting information and:- a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or	Ongoing

	b. if not satisfied with the information as submitted – notifies the applicant accordingly. (e) If the applicant is notified under (d)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 20 business days or as otherwise agreed applies) – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly. (f) If the applicant is notified under (e) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e) (i) and (ii). 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	
20	Commencement of work Site works (excluding general maintenance and clearing of vegetation) to facilitate the commencement of any of the development the subject of this Approval, must commence within five (5) years of this Approval. However, it is not necessary for works to facilitate the commencement of all the Approved Uses to commence on the site within 5 years of this Approval.	Within 5 years of the date of this Approval.
	Infrastructure master plans	
21	Community facilities (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in PDA condition	Prior to the approval of the 1 st subsequent application for the site

15 of this Approval, the community facilities infrastructure master plan must:

- (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary
- (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and
- (iii) identify how the land will be serviced and made ready for use.

Table 1: Serviced land requirements for State government facilities

Facility or service	Number of facilities	Site/facility area
State primary school	1	7 ha
State high school	1	12 ha
Urban and fire rescue station	1	0.6 ha

Table 2: Serviced land requirements for local government community facilities

Facility or service	Number of facilities	Site/facility area
District community centre	1	0.3 ha
Performing arts centre	1	0.2 ha
Art gallery	1	0.2 ha
Indoor sports centre	1	0.8 ha
Swimming pool	1	1 ha

Advisory note: In considering the delivery of serviced land for community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.

22

Energy and Communication service infrastructure

- (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for energy and communication service infrastructure.
- (b) In addition to the requirements set out in PDA condition 15 of this Approval, this energy and communication service infrastructure master plan must:
 - (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site
 - (ii) address information communication technologies

Prior to the approval of the 1st subsequent application for the site

	for the site and (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.	
23	Movement network (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for the movement network. (b) In addition to the requirements set out in PDA condition 15 of this Approval, this infrastructure master plan for the movement network must: (i) be generally consistent with the Economic Development Queensland Infrastructure Charging Offset Plan Greater Flagstone Priority Development Area July 2013 (ICOP) (ii) demonstrate that the traffic network shall generally be in accordance with the ICOP or other plan/s approved by the authority that will ultimately be responsible for the asset (iii) include an indicative timetable for delivery of the major transport infrastructure items within the site including the desired scenario that is proposed to be adopted (iv) include a traffic report that assesses the regional context, existing infrastructure and travel needs of the proposed development including: a) road/vehicle network b) public transport for the development for interim bus services and opportunities for active transport links to future passenger rail facilities near the site and c) active transport (walking and cycling).	Prior to the approval of the 1st subsequent application for the site
24	Sewer (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in PDA condition 15 of this Approval, this infrastructure master plan for the sewer infrastructure must: (i) be generally consistent with the Economic Development Queensland Infrastructure Charging Offset Plan Greater Flagstone Priority Development Area July 2013 (ii) address the Sewerage Code of Australia (WSA 02-2002) (except where specified by the relevant service provider guidelines)	Prior to the approval of the 1st subsequent application for the site

	(iii) address the SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code) Design Criteria dated 1 July 2013 (iv) be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (v) demonstrate how the sewer infrastructure will be provided to the proposed development including interim solutions and the ultimate solution (vi) demonstrate how the infrastructure will connect to the sub-regional sewerage network (vii) address the staging/timing of delivery of the infrastructure and (viii) demonstrate how the proposed infrastructure and other actions will be innovative and contribute towards the achievement of the overarching site strategy for Total Water Cycle Management.	
25	Water supply (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in PDA condition 15 of this Approval, this infrastructure master plan must: (i) be generally consistent with the Economic Development Queensland Infrastructure Charging Offset Plan Greater Flagstone Priority Development Area July 2013 (ii) address the Water Supply Code of Australia (WSA 03-2011) (except where specified by the relevant service provider guidelines) (iii) address the SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code) Design Criteria dated 1 July 2013 (iv) be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (v) demonstrate how water will be provided to the proposed development including interim solutions and the ultimate solution	Prior to the approval of the 1st subsequent application for the site

	(vi) demonstrate how the infrastructure will connect to the sub-regional water supply network (vii) address the staging/timing of delivery of the infrastructure and (viii) demonstrate how the proposed infrastructure and other actions will be innovative and contribute towards the achievement of the overarching site strategy for Total Water Cycle Management.	
26	Stormwater (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in PDA condition 15 of this Approval, this infrastructure master plan must: (i) reference a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. Consideration must be given to Logan City Council's Temporary Local Planning Instrument No. 1 (Logan Interim Flood Response 2011) (ii) reference 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) address an assessment of the inter-relationship between existing groundwater conditions and the proposed development design (iv) address the staging/timing of delivery of the infrastructure and (v) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for Total Water Cycle Management.	Prior to the approval of the 1 st subsequent application for the site
27	Earthworks strategy (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in PDA condition 15 of this Approval, this infrastructure master plan must: (i) provide a geotechnical report that broadly identifies the development work on site (e.g. cut to fill and extent of earthworks to be undertaken in the flood affected areas) and areas of high risk such as slope stability on steep land, erosion and works	Prior to the approval of the 1 st subsequent application for the site

	(ii) within and adjoining creek environments generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils in the future development of any Earthwork Management Plan for subsequent applications and prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to implemented in the preparation of an Earthworks Management Plan.																										
28	Community greenspace (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an infrastructure master plan for community greenspace. (b) In addition to the requirements set out in PDA condition 15 of this Approval, this infrastructure master plan must: (i) reflect the land transfer rates set out in Table 1 and Table 2 below, unless a relevant infrastructure agreement provides to the contrary. Table 1: Land and embellishment requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Recreation parks</td><td>2.8</td></tr><tr><td>Sports parks</td><td>1.8</td></tr><tr><td>Total parks</td><td>4.6</td></tr></table> In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, and in accordance with ULDA Guideline No. 12 – Park planning and design, unless a relevant infrastructure agreement provides to the contrary. Table 2: Land and embellishments requirements for greenspace <table><tr><th>Park Type</th><th>Number of facilities –</th><th>Min. Area</th></tr><tr><td>Regional (Major) Recreation Park</td><td>1</td><td>10 ha</td></tr><tr><td>District Recreation Park</td><td>1</td><td>5.0 ha</td></tr><tr><td>Regional (Major) Sports Park</td><td>1</td><td>15 ha</td></tr><tr><td>District Sports park</td><td>1</td><td>7.5 ha</td></tr><tr><td>Civic Park (within the District centre)</td><td>1</td><td>0.05 ha</td></tr></table> (ii) detail how and when the community greenspace will be embellished and dedicated or transferred to the State or Logan City Council. Prior to the approval of the 1st subsequent application for the site	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	Park Type	Number of facilities –	Min. Area	Regional (Major) Recreation Park	1	10 ha	District Recreation Park	1	5.0 ha	Regional (Major) Sports Park	1	15 ha	District Sports park	1	7.5 ha	Civic Park (within the District centre)	1	0.05 ha
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)																										
Recreation parks	2.8																										
Sports parks	1.8																										
Total parks	4.6																										
Park Type	Number of facilities –	Min. Area																									
Regional (Major) Recreation Park	1	10 ha																									
District Recreation Park	1	5.0 ha																									
Regional (Major) Sports Park	1	15 ha																									
District Sports park	1	7.5 ha																									
Civic Park (within the District centre)	1	0.05 ha																									

	Overarching site strategies	
29	Total water cycle management (TWCM) (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an overarching site strategy for Total Water Cycle Management (TWCM). (b) In addition to the requirements set out in PDA condition 16 of this 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. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) 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.	Prior to the approval of the 1 st subsequent application for the site
30	Natural environment (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in PDA condition 16 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management) (ii) outline measures to conserve and enhance the values of the biodiversity corridors in association with Abrade Creek and Flagstone Creek and the values within the Environmental Protection Zone on the western boundary of the site (iii) identify management strategies for threatened fauna and flora species (iv) identify management strategies for managing	Prior to the approval of the 1 st subsequent application for the site

	fauna during construction and operational phases of the development (v) detail how and when koala habitat obligations (if any) for the Greater Flagstone PDA as detailed in ULDA guideline no.17 Remnant Vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs will be delivered (vi) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable (vii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems (viii) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement (ix) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values (x) identify strategies to prevent land degradation (xi) identify strategies to rehabilitate major drainage lines (xii) identify strategies for bushfire management (xiii) identify strategies for pest and weed management and (xiv) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) 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.	
31	Ecological sustainability and innovation (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an overarching site strategy for ecological sustainability and innovation. (b) In addition to the requirements set out in PDA condition 16 of this approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and	Prior to the approval of the 1st subsequent application for the site

	(iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or otherwise agreed with the EDQ) 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. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
32	Community development (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in PDA condition 16 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program and (ii) a community development program. (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site and (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed and (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	Prior to the approval of the 1st subsequent application for the site

	(f) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) 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. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
33	Housing diversity and affordability (a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in PDA condition 16 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) outline an approach to deliver 10% accessible housing and (iii) outline an approach to deliver 5% social housing. (c) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) 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. Advisory note: <i>The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing).</i> • <i>Allow for Incomes to be updated annually.</i> • <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	Prior to the approval of the 1st subsequent application for the site
34	Employment and economic development a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment an overarching site strategy for employment and economic development.	Prior to the approval of the 1st subsequent application for the site

	b) In addition to the requirements set out in PDA condition 16 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities and (v) outline an explanation and rationale for any implementation charge offsets proposed. c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. d) Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ) 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. Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	
35	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: i) public transport service to connect to an existing local network ii) timeframes for bus services including peak times and other times for weekdays and times for services on weekends and public holidays and iii) cost to deliver the bus services. (c) The cost of the subsidy may be offset against the relevant Municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.
36	Land Dedication – Salisbury to Beaudesert Rail Corridor (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to DTMR, land (to an average width not exceeding 30 metres contiguous to the rail corridor at the	Progressive with development or prior to the commencement of construction of the

	date of this Approval) required to facilitate the provision of the future rail upgrade between Salisbury and Beaudesert. (b) Unless agreed to in writing by the State, no permanent structures or services are to be installed in the land to be dedicated or transferred. (c) Land provision costs can be offset against the Municipal Charge at the rate provided in the Land Value section of the ICOP.	duplication of the passenger rail between Salisbury and Beaudesert.
INFRASTRUCTURE CHARGES		
No	Condition	Timing
37	State charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the State charge as set out in the IFF (July 2013). The charge will be calculated in accordance with the IFF (July 2013) and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP including those components of State Infrastructure required in condition 21 (Table 1) of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the State charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
38	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the municipal charge as set out in the IFF (July 2013). The charge will be calculated in accordance with the IFF (July 2013) and indexed to the date of payment. (b) The Municipal infrastructure is that set out in the ICOP and may include components of the Municipal infrastructure required in conditions 21 (Table 2) 23, 24, 25, 28, 35 and 36 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
39	Sub-regional infrastructure charge and Value capture charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional infrastructure charge and value capture charge as set out in the IFF (July 2013). The charge will be calculated in accordance with the IFF (July 2013) and indexed to the	As required by the IFF

	date of payment. The value capture charge will only apply to land which is outside the urban footprint as defined in the <i>South East Queensland Regional Plan 2009 – 2031</i>. (b) The sub- regional infrastructure is that set out in the ICOP and may include components of the sub-regional infrastructure required in conditions 23, 24, and 25 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	
40	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the implementation charge as set out in the IFF (July 2013). The charge will be calculated in accordance with the IFF (2013) and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in conditions 31, 32 and 34 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
41	Catalyst infrastructure charge (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the PDA, pay to the MEDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF.	As required by the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to *Division 3 Section 440R of the Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

OTHER ADVICE

Special Infrastructure Levy

An annual special infrastructure levy may be applied to properties in the Greater Flagstone PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of package****

