

Our ref: DEV2012/402

5 March 2015

PEET Flagstone City Pty Ltd
C/- Mr Brad Jones
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Mr Jones

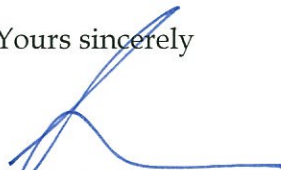
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (714 RESIDENTIAL LOTS, 3 FUTURE ALLOTMENTS, OPEN SPACE, NEW ROAD) WITH A PLAN OF DEVELOPMENT AND 5 INTO 7 MANAGEMENT LOTS AND CONTEXT PLAN AT NEW BEITH ROAD AND HOMESTEAD DRIVE, UNDULLAH DESCRIBED AS LOT 2 ON RP47120, LOTS 907 & 908 ON RP819216, PART LOT 873 ON SP166448, LOT 910 RP857850 AND LOT 911 ON RP857870.

On 5 March 2015 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 all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely



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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	New Beith Road and Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	2	RP47120
	907	RP819216
	908	RP819216
	Part 873	SP166448
	910	RP857850
	911	RP857870
PDA development application details		
DEV reference number	DEV2012/402	
‘Properly made’ date	20 December 2012	
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	714 Residential Lots, 3 Future Allotments, Open Space, New Roads with a Plan of Development and 5 into 7 Management Lots and Context Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	05 March 2014
Currency period	10 Years from Decision Date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Management Subdivision Cancelling Lots 907 – 908 on RP819219, Lots 910 & 911 on RP857870 & Lot 2 on RP47120	110056-214 Rev D	2 September 2014 (as amended in red dated 25 Feb 2015)
2.	Plan of Subdivision Stage 1 Allotment Layout	110056-121 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
3.	Plan of Subdivision Stage 1A – 1D & 1Z-1AA Allotment Layout	110056-122 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
4.	Plan of Subdivision Stage 1E – 1J Allotment Layout	110056-123 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
5.	Plan of Subdivision Stage 1K – 1N & 1S – 1T Allotment Layout	110056-124 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
6.	Plan of Subdivision Stage 1O – 1R Allotment Layout	110056-125 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
7.	Plan of Subdivision Stage 1U – 1Y Allotment Layout	110056-126 Rev E	28 January 2015
8.	Plan of Development Stage 1A – 1D Residential Lots	110056-130 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
9.	Plan of Development Stage 1E – 1J Residential Lots	110056-131 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
10.	Plan of Development Stage 1K – 1N & 1S – 1T Residential Lots	110056-132 Rev E	28 January 2015 (as amended in red dated 03 Mar 2015)
11.	Plan of Development Stage 1O – 1R	110056-133 Rev E	28 January 2015

	Residential Lots		
12.	Plan of Development Stage 1U - 1Y Residential Lots	110056-134 Rev E	28 January 2015
13.	Bushfire Management Plan Flagstone West (Context Plan Area 1)	00007763, Issue C	19.02.2015
14.	Fauna Management Plan Flagstone West - Stage 1	6207	19 February 2015
15.	Vegetation Management Plan Flagstone West Stage 1	6207, Issue C	19/02/2015
16.	Flagstone Plan of Development - Precinct - Stage 1 Landscape Master Plan	Rev C	2014 - 11 -21
17.	Road Hierarchy Layout Plan	Sketch No. 109 Rev F	November 2014
18.	Typical Road Cross Sections	Sketch No. 110 Rev E	November 2014
19.	Road Longitudinal Section Sheet 1 of 3	Sketch No. 116 Rev E	November 2014
20.	Road Longitudinal Section Sheet 2 of 3	Sketch No. 117 Rev D	September 2014
21.	Road Longitudinal Section Sheet 3 of 3	Sketch No. 118 Rev D	September 2014
22.	Flagstone City - Masterplan Flooding Assessment	721743/032/R1V6	05 September 2014
23.	Flagstone City - Stage 1 Stormwater Management Report	7217/43/R2V5	21 November 2014
24.	Roadworks and Stormwater Drainage Layout Plan Sheet 1 of 4	Sketch No. 112 Rev E	November 2014
25.	Roadworks and Stormwater Drainage Layout Plan Sheet 2 of 2	Sketch No. 113 Rev E	November 2014
26.	Roadworks and Stormwater Drainage Layout Plan Sheet 3 of 3	Sketch No. 114 Rev E	November 2014
27.	Roadworks and Stormwater Drainage Layout Plan Sheet 4 of 4	Sketch No. 115 Rev E	November 2014.
28.	Homestead Drive Rail Overpass General Arrangement - Sheet 3	BR01B-GA-03 Rev A	02/10/14

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
Endorsed Context Plan			
1.	Flagstone Context Area One Context Plan	110056-112H	September 2014
Endorsed Infrastructure Master Plans			
2.	Endorsed Earthworks Infrastructure Master Plan Version 1.2		January 2014 (endorsed 11 Mar 2014)
3.	Endorsed Energy and Communications Infrastructure Master Plan Version 1.2		January 2014 (endorsed 29 Jan 2014)
4.	Endorsed Stormwater Infrastructure Master Plan Version 1.3		March 2014 (endorsed 23 Apr 2014)
5.	Endorsed Water Supply and Sewer Networks Infrastructure Master Plan Version 1.2		February 2014 (endorsed 10 Mar 2014)
6.	Endorsed Community Greenspace Infrastructure Master Plan Version 2.0		May 2014 (endorsed 03 Jul 2014 and as amended in red dated 03 Jul 2014)
7.	Endorsed Community Facilities Infrastructure Master Plan Version 1.2		February 2014 (endorsed 11 Mar 2014 and as amended in red dated 10 Mar 2014)
8.	Endorsed Movement Network Infrastructure Master Plan Version 1.2		March 2014 (endorsed 14 Apr 2014 and as amended in red dated 11 Apr 2014)

Endorsed Overarching Site Strategies			
9.	Endorsed Natural Environment Overarching Site Strategy Version 1.2		April 2014 (endorsed 7 May 2014)
10.	Endorsed Total Water Cycle Management Overarching Site Strategy Version 1.2		March 2014 (endorsed 14 Mar 2014 and as amended in red dated 14 Mar 2014)
11.	Endorsed Ecological Sustainability and Innovation Overarching Site Strategy Version 1.2		February 2014 (endorsed 07 Mar 2014 and as amended in red dated 04 Mar 2014)
12.	Endorsed Community Development Overarching Site Strategy Version 1.2		February 2014 (endorsed 12 mar 2014)
13.	Endorsed Housing Diversity and Affordability Overarching Site Strategy Version 1.3		January 2014 (endorsed 29 Jan 2014)
14.	Endorsed Employment and Economic Development Overarching Site Strategy Version 1.3		March 2014 (endorsed 12 Mar 2014)
Endorsed Weed Management & Rehabilitation Plan			
15.	Endorsed Weed Management & Rehabilitation Plan	6207, Issue B	16/11/2012 (endorsed 2 September 2014)

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance Assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.

- 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 liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 30 business days** – EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **30 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment & Heritage Protection
5. **DSDIP** means The Department of State Development, Infrastructure and Planning.
6. **DTMR** means The Department of Transport and Main Roads.
7. **EDQ** means Economic Development Queensland
8. **ICOP** means Infrastructure Charges Offset Plan (July 2013).
9. **IFF** means Infrastructure Funding Framework (February 2015).
10. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013).
11. **MEDQ** means The Minister of Economic Development Queensland.
12. **MUTCD** means Manual of Uniform Traffic Control Devices.
13. **PDA** means Priority Development Area.
14. **Registered Service Provider** means a service provider registered under the *Water Supply (Safety and Reliability) Act 2008* to provide water or sewerage services.
15. **RPEQ** means Registered Professional Engineer of Queensland.
16. **STP** means Sewage Treatment Plant.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for each sub-stage
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment DSDIP a schedule of street names approved by Council.	Prior to survey plan endorsement for each sub-stage
4.	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 DSDIP.	As indicated
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment DSDIP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this	a) Prior to commencement of site works for each sub-stage

	site. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment DSDIP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc.; - on-going monitoring and certified updates as required; - traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
7.	Compliance Assessment - Retaining Walls a) Submit to EDQ Development Assessment DSDIP for compliance assessment a concept retaining wall functional layout certified by a RPEQ. The format of the functional layout shall be generally in accordance with <i>PDA Practice Note No. 10 - Plans of development</i>. b) Submit to EDQ Development Assessment DSDIP detailed engineering plans, certified by a RPEQ for all retaining walls 1.0m or greater in height	a) Prior to submission of pre-construction documentation for the first sub-stage b) Prior to commencement of site works for the relevant sub-stage

	generally in accordance with the retaining wall functional layout endorsed under part a) of this condition. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDIP. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP certification from a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
8.	Compliance Assessment - Filling and Excavation a) Submit to EDQ Development Assessment DSDIP for compliance assessment concept functional layout plan(s) including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks proposed in this development application. The format of the functional layout plan(s) shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of Development</i>. b) Submit to EDQ Development Assessment DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the earthworks functional layout plan(s) endorsed under part a) of this condition. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. c) Carry out the filling and excavation generally in accordance with the certified plans required under part b) of this condition.	a) Prior to submission of pre-construction documentation for the first sub-stage. b) Prior to commencement of site works for each sub-stage c) Prior to survey plan endorsement for each sub-stage

	d) Submit to EDQ Development Assessment DSDIP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	d) Prior to survey plan endorsement for each sub-stage
9.	Roads - Internal a) Submit to EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the plans listed below: i. Plan of Development, Stage 1A – 1D, Residential Lots, Drawing No. 110056-130 Rev E, dated 28 January 2015 (as amended in red dated 03 Mar 2015); ii. Plan of Development, Stage 1E – 1 J, Residential Lots, Drawing No. 110056-131 Rev E, dated 28 January 2015 (as amended in red dated 03 Mar 2015); iii. Plan of Development, Stage 1K – 1 N & 1S – 1 T, Residential Lots, Drawing No. 110056-132 Rev E, dated 28 January 2015 (as amended in red dated 03 Mar 2015); iv. Plan of Development, Stage 1O – 1R, Residential Lots, Drawing No. 110056-133 Rev E, dated 28 January 2015; v. Plan of Development, Stage 1U – 1Y, Residential Lots, Drawing No. 110056-134 Rev E, dated 28 January 2015; vi. Road Hierarchy Layout Plan, Sketch No. 109 Rev F dated November 2014; vii. Typical Road Cross Sections, Sketch No. 110 Rev E dated November 2014. Proposed indented bus bays shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2012</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP '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.	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage

10.	Roads - Trunk – Road 01 and Homestead Drive Extension a) Submit to EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for Road 01 and Homestead Drive extension, generally in accordance with <i>PDA Guidelines No 13 Engineering Standards – Major Roads</i> and the following plans: i. Road Hierarchy Layout Plan, Sketch No. 109 Rev F dated November 2014; ii. Typical Road Cross Sections, Sketch No. 110 Rev E dated November 2014; iii. Road Longitudinal Section, Sheet 1 of 3, Sketch No. 116 Rev E dated November 2014; iv. Road Longitudinal Section Sheet 2 of 3, Sketch No. 117 Rev D dated September 2014; v. Road Longitudinal Section, Sheet 3 of 3, Sketch No. 118 Rev D dated September 2014. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP ‘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.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
11.	Roads - Trunk – Road B a) Submit to EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for Road B, generally in accordance with <i>PDA Guidelines No 13 Engineering Standards – Major Roads</i> and the following plans: i. Road Hierarchy Layout Plan, Sketch No. 109 Rev F dated November 2014 ii. Typical Road Cross Sections, Sketch No. 110 Rev E dated November 2014. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP ‘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.	a) Prior to commencement of site works 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

12.	Roads - Trunk - Homestead Drive Rail Overpass a) Submit to EDQ Development Assessment DSDIP an approval issued by DTMR under Section 253 of the <i>Transport Infrastructure Act (1994)</i> for the construction of a new rail overpass at Homestead Drive, including demolition of the existing overpass, generally in accordance with the following plans: - Typical Road Cross Sections, Sketch No. 110 Rev E dated November 2014; - Homestead Drive Rail Overpass General Arrangement – Sheet 3, Drawing No. BR01B-GA-03 Rev A dated 02/10/14. b) Construct the works generally in accordance with the DTMR approval required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all overpass works constructed in accordance with this condition.	a) Prior to commencement of site works for the first sub-stage b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
13.	Water - Internal a) Submit to EDQ Development Assessment DSDIP a water reticulation Stage 1 Precinct Network Plan certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed network plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP ‘as-constructed’ plans, asset register, pressure and bacterial test results in accordance with the registered service provider’s current adopted standards.	a) Prior to the commencement of site works for the first sub-stage b) Prior to commencement of site works for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to survey plan endorsement for each sub-stage
14.	Sewer - Internal a) Submit to EDQ Development Assessment DSDIP a sewer reticulation Stage 1 Precinct Network Plan,	a) Prior to commencement of site works for the first

	certified by a RPEQ endorsed by a registered service provider. b) Submit to EDQ Development Assessment DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance the endorsed network plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	sub-stage b) Prior to commencement of site works for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to survey plan endorsement for each sub-stage
15.	Water - Trunk a) Submit to EDQ Development Assessment DSDIP a trunk water reticulation Stage 1 Network Analysis Plan, certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment DSDIP detailed trunk water reticulation design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed Stage 1 Network Analysis Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with the registered service provider's current adopted standards.	a) Prior to the commencement of site works for the first sub-stage b) Prior to the commencement of site works for the relevant sub-stage c) Prior to the commencement of site works for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
16.	Sewer - Trunk a) Submit to EDQ Development Assessment DSDIP a trunk sewer reticulation Stage 1 Network Analysis Plan certified by a RPEQ and endorsed by a registered service provider. b) Submit to EDQ Development Assessment DSDIP	a) Prior to the commencement of site works for the first sub-stage b) Prior to commencement of

	detailed sewer trunk reticulation design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed Stage 1 Network Analysis Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	site works for the first sub-stage c) Prior to commencement of site works for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage.
17.	Sewage Treatment and Disposal a) Submit to EDQ Development Assessment DSDIP a sewage treatment and disposal plan certified by a RPEQ and endorsed by a registered service provider generally in accordance with the related endorsed <i>Water supply and sewer networks Infrastructure Master Plan (Dev2012/209)</i>. b) Submit to EDQ Development Assessment DSDIP detailed sewage treatment and disposal design plans certified by a RPEQ generally in accordance with the relevant standards of the registered service provider and the endorsed sewage treatment and disposal plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure, structural and CCTV results in accordance with the registered service provider's current adopted standards.	a) Prior to the commencement of site works for the first sub-stage b) Prior to commencement of site works for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage d) Prior to survey plan endorsement for the first sub-stage.
18.	Stormwater Management (Quantity & Quality) a) Submit to EDQ Development Assessment DSDIP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage reticulation system including detention basins and stormwater treatment devices generally in accordance with the <i>PDA Guideline No. 13 Engineering Standards – Stormwater Quantity</i>, <i>PDA Guideline No. 13 Engineering Standards – Stormwater</i>	a) Prior to commencement of site works for the first sub-stage

	<i>Quality</i> and the following approved documents: i. Flagstone City - Masterplan Flooding Assessment, Document No. 721743/032/R1V6 dated 05 September 2014; ii. Flagstone City - Stage 1 Stormwater Management Report, Document No. 7217/43/R2V5 dated 21 November 2014; iii. Roadworks and Stormwater Drainage Layout Plan, Sheet 1 of 4, Sketch No. 112 Rev E dated November 2014; iv. Roadworks and Stormwater Drainage Layout Plan, Sheet 2 of 4, Sketch No. 113 Rev E dated November 2014; v. Roadworks and Stormwater Drainage Layout Plan, Sheet 3 of 4, Sketch No. 114 Rev E dated November 2014; vi. Roadworks and Stormwater Drainage Layout Plan, Sheet 4 of 4, Sketch No. 115 Rev E dated November 2014. The drainage network adopted must demonstrate 'no worsening' or create actionable nuisances to upstream or downstream properties, including the adjoining rail network, for storm flows up to a 1% AEP. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
19.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The street lighting must comply with one of the following: i. Rate 2 (Energex owned) Public Lighting, which is to be: 1. acceptable to Energex; 2. endorsed by Council as the Energex 'billable customer'; and 3. generally in accordance with Australian Standards AS1158 - '<i>Lighting for Roads and Public Spaces</i>' and AS4282 - '<i>Control of the</i>	Prior to survey plan endorsement for each sub-stage

	<i>Obtrusive Effects of Outdoor Lighting</i>"; or ii. Rate 3 (Council owned) Public Lighting: 1. which is to be acceptable to Council; 2. which is to be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>', AS3000 – '<i>SAA Wiring Rules</i>' and AS4282 – '<i>Control of the Obtrusive Effects of Outdoor Lighting</i>'. 3. Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to Council.	
20.	Electricity Submit to EDQ Development Assessment DSDIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for each sub-stage
21.	Telecommunications Submit to EDQ Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each sub-stage
22.	Broadband Submit to EDQ Development Assessment DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each sub-stage
23.	Compliance Assessment - Public transport (bus) - early provision a) Submit for compliance assessment an interim (for 5	a) Prior to survey plan

	years from the date of commencement of service) public transport (bus) strategy, which may be offset against the municipal charge as set out in the IFF, that demonstrates: i. connection to an existing local public transport network; ii. timeframes for bus services including peak times and other times for weekdays, weekends and public holidays; iii. provision of services having regard to the staging of the development; iv. sustainability of the service beyond the stated subsidy period; and v. detailed costings for the interim public transport strategy. b) Implement the endorsed public transport (bus) strategy. c) Subsidise the operation of the public transport (bus) service generally in accordance with the endorsed strategy required under part a) of this condition.	endorsement of the 200th residential lot b) Prior to the occupation of the 200th residential lot c) For a period of five (5) years from commencement of the service.
24.	Secondary Road Access Demonstrate to EDQ Development Assessment DSDIP that appropriate secondary access to the development is available for emergency vehicles from New Beith Road.	Prior to commencement of site works for the sub-stage containing the 300th lot.
25.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement of the final stage
Landscaping and Environment		
26.	Bushfire Management and Mitigation a) Submit to EDQ Development Assessment DSDIP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation within Stage 1 have been carried out generally in accordance with the Bushfire Management Plan, Flagstone West (Context Plan Area 1), document no. 00007763, Issue C dated 19.02.2015. b) No building works are to commence on any lot	a) Prior to survey plan endorsement for the relevant stage b) As indicated

	within 100m of hazardous vegetation unless the lot has been certified by a suitably qualified professional in bushfire hazard assessment that the separation distance from any hazardous vegetation will achieve a radiant heat flux level of 29kW/m² or less at the lot boundary.	
27.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment DSDIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’ and AS4282 – ‘<i>Control of the Obtrusive Effects of Outdoor Lighting</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP ‘As Constructed’ plans and asset register in a format acceptable to Council.	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage
28.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment DSDIP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA for improvement works within the proposed parkland and open space areas generally in accordance with the related <i>Dev2012/209 Community Green Space Infrastructure Master Plan</i> endorsed on 31/03/14 and the following document:	a) Prior to commencement of site works for the relevant sub-stage

	i. Flagstone Plan of Development – Precinct 1 – Stage 1 Landscape Master Plan Report, Rev C dated 2014 -11-21 generally documenting where applicable the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location and details of proposed drainage and stormwater works within the park, including cross-sections; 4. locations of electricity and water connections to the park; 5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; 8. Q100 and Q5 post-development flood lines for recreation parks; 9. location and details of proposed multi-use trail; 10. public lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA registered Landscape Architect.	b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
29.	Compliance Assessment - Waterway Rehabilitation and Stabilisation a) Submit to EDQ Development Assessment DSDIP for compliance assessment a waterway stabilisation strategy certified by a RPEQ for Sandy Creek and the Sandy Creek Tributary to the south of Stage 1.	a) Prior to submission of pre-construction documentation for the relevant sub-stage

	The water stabilisation strategy shall include: - an assessment of geotechnical conditions of the site, - proposed locations of detention and bio-retention basins and other infrastructure - full details of areas where dispersive soils will be disturbed, their treatment, rehabilitation and stabilisation, where appropriate. b) Submit to EDQ Development Assessment DSDIP detailed waterway rehabilitation and stabilisation plans certified by a RPEQ generally in accordance with the waterway stability strategy endorsed under part a) of this condition generally documenting where applicable the following: - Existing contours or site levels, services and features; - Proposed finished levels, including sections across and through the waterway at critical points; - Vegetation management; - Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); - Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDIP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of site 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
30.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Stage 1 development boundary, as shown on the approved Plan of Subdivision, Stage 1 Allotment Layout, Drawing No. 110056-121, Rev E, Dated 28 January 2015 (as amended in red dated 03 Mar 2015), generally in accordance with the endorsed Natural Environment Overarching Site Strategy and the approved Vegetation Management Plan Flagstone West – Stage 1, document no. 6207, Issue C dated	Prior to survey plan endorsement for the relevant sub-stage

	19/02/2015 and the Fauna Management Plan Flagstone West Stage 1, document no. 6207 dated 19 February 2015.	
31.	Compliance Assessment - Noise Management Submit to EDQ Development Assessment DSDIP for compliance assessment a Noise Mitigation Report, certified by a RPEQ, for all lots with 100m from Road 01, the future North-South Arterial road and the railway corridor achieving a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms. Where a $\leq 35\text{dBA}$ for 1 hour max, over a 24 hour period for all habitable rooms cannot be achieved, the Noise Mitigation Report is to provide the proposed noise mitigation measures. If any noise barriers are proposed, the detailed design/construction plans certified by a RPEQ are to be provided.	Prior to commencement of site works for the first sub-stage
32.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: (i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and (ii) Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each sub-stage b) At all times during construction
Surveying, land dedications and easements		
33.	Land Dedication Demonstrate to EDQ Development Assessment, DSDIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant sub-stage
34.	Land Dedication - Parkland Transfer, in fee simple to Council as trustee, lots 90000, 90002, 90003, 90004, 90005 and 90006 for parks and open spaces purposes.	At survey plan endorsement for the relevant sub-stage
35.	Land Dedication - Salisbury to Beaudesert Rail Corridor a) Unless a relevant infrastructure agreement provides to the contrary, transfer, in fee simple, to	At survey plan endorsement for the management lot

	the State of Queensland (represented by the Department of Transport and Main Roads as trustee), land (to an average width not exceeding 30 metres contiguous to the rail corridor identified as Lot 201 on SP130089 and Lot 221 on SP130090), required to facilitate the provision of the future rail upgrade between Salisbury and Beaudesert. b) Unless agreed to in writing by the State of Queensland (represented by the Department of Transport and Main Roads as trustee), no permanent structures or services are to be installed in the land to be transferred.	subdivision
36.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage
37.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one(1) or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	At or prior to survey plan endorsement for the relevant sub-stage

38.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
39.	Municipal Charge (excluding catalyst infrastructure charge) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal Charge in accordance with the IFF and indexed to the date of payment. b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure contributions carried out under part b) of this condition may be offset against the Municipal Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsement for each sub-stage
40.	Catalyst Infrastructure Charge Where a catalyst infrastructure agreement provides to the contrary, pay to MEDQ the catalyst infrastructure charges in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for the each stage
41.	State Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the state charge in accordance with the IFF and indexed to the date of payment b) The State Infrastructure is that set out in the endorsed Infrastructure Master Plans.	Prior to survey plan endorsement for each stage
42.	Sub-Regional Charge Unless a relevant infrastructure agreement provides the contrary, pay to MEDQ the sub-regional charge and value capture charge in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement for each stage

43.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to MEDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment. b) The implementation works are those set out in the ICOP. c) Implementation works carried out under part b) of this condition may be offset against the Implementation Charge in part a) of this condition in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsed for each stage
44.	Koala Habitat Offset Pay to MEDQ \$150 for each dwelling approved to contribute towards koala management in the region.	Prior to survey plan endorsement for each stage
Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
45.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
46.	Compliance Assessment - Detailed design documentation a) Submit to EDQ Development Assessment DSDIP for compliance assessment detailed design documentation for any Multiple Residential and Non-residential development. b) Detailed design documentation must detail the following: i. Site location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision.	Prior to commencement of building works

	c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	
Infrastructure Charges		
47.	Infrastructure Contributions - Multiple Residential and Non-Residential development Pay to MEDQ a monetary contribution in accordance with the IFF indexed to the date of payment.	At compliance assessment for detailed design documentation

STANDARD ADVICE

Please note that in order 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.

A Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* Approval (EPBC 2014/7206) has been given by the Commonwealth Department of Environment for clearing of koala habitat areas which includes the stage 1 development within Context Plan Area 1. This approval includes the required monetary offsets for the clearing of koala habitat which is consistent with PDA Guideline 17 – *Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs*.

Any monetary offsets for clearing of koala habitat trees in Context Plan Area 1 is to be paid to MEDQ in accordance with the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* Approval - EPBC 2014/7206.

**** End of Package ****