



Our ref: DEV2022/1285/3A
Your ref: 134198-1

Department of
**State Development, Infrastructure,
Local Government and Planning**

20 November 2023

Economic Development Queensland
C/- RPS
Att: Ms Samantha Buchanan and Ms Georgina Bartlett
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email address: Samantha.buchanan@rpsgroup.com.au; georgina.bartlett@rpsgroup.com.au

Dear Ms Buchanan and Ms Bartlett

Section 99 Approval - Application to Change PDA Development Approval
PDA Development Application DEV2022/1285 for development permit for a material change of use - dwelling house and home based business with plan of development, and reconfiguring a lot – 1 lot into 25 residential terrace lots, DTMR resumption lot and new road at 520 Beams Road, Carseldine described as Lot 7008 on SP335066 (formerly described as part of Lot 7002 on SP311913)

On 11 October 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon PDA	
Site address	Part of 520 Beams Road Carseldine	
Lot on plan description	Lot number	Plan description
	Lot 7008	SP335066
PDA development application details		
DEV reference number	DEV2022/1285/3	
'Properly made' date	28 August 2023	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use for Dwelling Houses and Home Based Business, and Reconfiguring a Lot for 25 Residential Terrace Allotments, DTMR Resumption Lot and New Road (Stage 4b Carseldine Village)	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The change approval is for:</p> <ul style="list-style-type: none"> • A proposed new Lot 7009; and • Changes to the Plan of Development notes. 	
Original Decision date	20 October 2022	
1 st Change to Approval date	11 October 2023	
Currency period	6 years for MCU from the original date of the decision 4 years for RoL from the original date of the decision	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Carseldine Urban Village Plan of Subdivision Stage 4B – Overall prepared by RPS	128180-142 Rev E	16/05/2023
2.	Carseldine Urban Village Plan of Subdivision Stage 4B prepared by RPS	128180-143 Rev E	16/05/2023
3.	Carseldine Urban Village Plan of Development Stage 4B – Terrace Lots prepared by RPS	128180-144 Rev E	16/05/2023
Plans and documents previously approved 20 October 2022		Number	Date
4.	Beams Road Carseldine Rail Level Crossing prepared by Department of Transport and Main Roads	Issue 01	01/09/2022
5.	Acoustic Assessment Report Carseldine Village – Stage 4b prepared by TTM	17BRA0109 R06_1 stage 4b	07/04/2022
6.	Landscape Concept Plan prepared by Saunders Havill Group	10448 Issue B	July 2022
7.	Fauna Flora Management Plan for Stage 4B of the Carseldine Village Renewal Masterplan prepared by 28oS Environmental	N/A	06/04/2022
8.	Engineering Services Report prepared by KN Group	Version 1 As amended in red	06/04/2022
9.	Functional layout Earthworks Plan prepared by KN Group	21-230-101 Issue A	23/03/2022
10.	Functional layout Roadworks Plan prepared by KN Group	21-230-102 Issue A	23/03/2022
11.	Functional layout Typical Sections prepared by KN Group	21-230-103 Issue A	23/03/2022
12.	Functional layout Stormwater prepared by KN Group	21-230-104 Issue A	23/03/2022
13.	Functional layout Sewer prepared by KN Group	21-230-105 Issue A	23/03/2022
14.	Functional layout Water Reticulation prepared by KN Group	21-230-106 Issue A	23/03/2022
15.	Functional layout Overall Services prepared by KN Group	21-230-107 Issue A	23/03/2022
16.	Functional layout Possible Floor and Pad Levels prepared by KN Group	21-230-108 Issue A	23/03/2022

Supporting Plans and documents			
17.	Stormwater Management Technical Memorandum to support Stage 4B prepared by DesignFlow	N/a	24/03/2022
18.	Carseldine Village Overall Development Strategy for Sustainability prepared by Cundall	RPT-SY-001 Job No:1034124	03/08/2022
19.	Carseldine Urban Village Car Parking Analysis Plan Stage 4B prepared by RPS	128180-145 Rev: E	16/05/2023

PREAMBLE AND ABBREVIATIONS

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:

The applicant must:

- i) pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- ii) submit to MEDQ a duly completed compliance assessment form.
- iii) submit to MEDQ plans/supporting information as required under the relevant condition of approval.

Compliance assessment and endorsement by EDQ Development Assessment, DSDILGP is required prior to any work commencing.

Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

The process and timeframes that apply to compliance assessment are as follows:

- i. the applicant liaises with EDQ Development Assessment, DSDILGP 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 20 business days** – EDQ Development Assessment, DSDILGP assesses the plans/supporting information and:
 - i) 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
 - ii) 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, DSDILGP **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ Development Assessment, DSDILGP 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, DSDILGP is not satisfied that compliance has been achieved within **20 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, DSDILGP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated 14 April 2020 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - c. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - d. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - e. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - f. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DCOP** means the Development Charges and Offset Plan that's applies to the PDA as amended or replaced from time to time.
6. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
7. **DTMR** means the Department of Transport and Main Roads.
8. **EDQ** means Economic Development Queensland.

9. MEDQ means the Minister for Economic Development Queensland.		
10. PDA means Priority Development Area.		
11. RPEQ means Registered Professional Engineer of Queensland.		
12. UU means Urban Utilities		
No.	Condition	Timing
General		
1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to survey plan endorsement
2.	<p>Certification of Operational Works</p> <p>All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p> <p>Conditions that require compliance with the <i>Certification Procedures Manual</i> are as follows:</p> <ul style="list-style-type: none"> i. Condition 5 Construction Management Plan; ii. Condition 6 Traffic Management Plan; iii. Condition 8 Out of Hours – <i>Compliance Assessment</i>; iv. Condition 9 Retaining Walls; v. Condition 10 Filling and Excavation; vi. Condition 11 Roads – Internal; vii. Condition 12 Water – Internal; viii. Condition 13 Sewer – Internal; ix. Condition 14 Stormwater Management (Quality); x. Condition 15 Stormwater Management (Quantity); xi. Condition 16 Street Lighting; xii. Condition 17 Electricity; xiii. Condition 18 Telecommunications; xiv. Condition 19 Broadband; xv. Condition 20 Public Infrastructure – Damage, Repairs and Relocation; xvi. Condition 23 Landscape and Streetscape Works; xvii. Condition 25 Acid Sulfate Soils; and xviii. Condition 26 Erosion and Sediment Management. 	As required by the <i>Certification Procedures Manual</i>
3.	<p>Street Naming</p> <p>Submit to EDQ Development Assessment, DSDILGP a schedule of street names approved by Council.</p>	Prior to survey plan endorsement
4.	<p>Entry walls or features</p> <p>The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDILGP.</p>	As indicated

Engineering

5. Construction Management Plan

- A. Submit to EDQ Development Assessment, DSDILGP a site- based Construction Management Plan (CMP), prepared by the principal site contractor and endorsed by a suitably qualified ecologist, that includes:
- i. preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to:
 - a) ensuring noise and dust generated from the site during and outside construction work hours in accordance with the *Environmental Protection Act 1994*. Provision required for dust monitoring and management of dust emissions due to material import/export and haulage, prior to the commencement of hauling and for the duration of earthworks;
 - b) managing stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;
 - c) incorporating vegetation management measures, including protective fencing for fauna and clear identification of vegetation to be retained around the worksite and details of how construction related vehicles and equipment will not damage retained vegetation or its root zones; and
 - d) details about materials stockpiling, including measures to ensure material remains in-situ and cannot enter the waterway or damage retained vegetation or its root zones;
 - ii. waterway management measures, including the location and duration of temporary waterway barriers (where relevant, such as stormwater outfalls);
 - iii. environmental protection measures, including upstream and downstream precautions detailing how disturbance to the tusked frog will be minimized (were relevant);
 - iv. fauna management protocols including the involvement of an experienced fauna spotter catcher, and the timing of fauna spotter catcher involvement;
 - v. details of any relocation or removal of fauna from the construction area and protocols on how this will be achieved;
 - vi. a complaints procedure, including escalation, to be established and maintained through the course of development;
 - vii. site management provisions including (where relevant) but not limited to the following:
 - a) provision for pedestrian management including alternative pedestrian routes, past or around the site;
 - b) location of and impacts on any local authority's assets on or external to the site;

- A. Prior to commencement of site works

	<ul style="list-style-type: none"> c) temporary vehicular access points and frequency of use; d) provision for loading and unloading materials; e) location of materials, structures, plant and equipment to be stored or placed on the construction site; f) management of waste generated during the construction activities; g) how materials are to be loaded/unloaded and potential impacts on existing vegetation; h) employee parking areas; i) anticipated staging and programming; j) allowable works times in accordance with those set by the <i>Queensland Environmental Protection Policy (Noise) 2008</i>. The CMP is to include details of any construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work; and k) be consistent with Condition 6 Traffic Management Plan, Condition 25 Acid Sulfate Soils. <p>B. Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>C. Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>B. Prior to commencement of site works</p> <p>C. At all times during construction</p>
<p>6.</p>	<p>Traffic Management Plan</p> <p>A. Submit to EDQ Development Assessment, DSDILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. management of material haulage and mitigating impacts upon the road network; iii. provision of parking for workers and materials delivery during and outside of construction hours of work; iv. risk identification, assessment and identification of mitigation measures; v. ongoing monitoring, management review and certified updates (as required); and vi. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>B. Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.</p>	<p>A. Prior to commencement of site works</p> <p>B. At all times during construction</p>

7.	<p>Construction Hours</p> <p>Unless otherwise agreed to in writing by EDQ Development Assessment, DSDILGP, construction hours for works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p>	As indicated
8.	<p>Out of Hours – Compliance Assessment</p> <p>A. Where works are proposed outside of the normal construction hours specified in Condition 7 Construction Hours of this PDA Development Approval, submit to EDQ Development Assessment, DSDILGP for compliance assessment an application for out of hours works. Applications must be in writing on the EDQ ‘Application for out of hours approval’ form and must be accompanied by the following information:</p> <ul style="list-style-type: none"> i. reason for the request; ii. site plan(s); iii. reasons that the proposed works can not reasonably or safely be undertaken within the normal construction hours; iv. potential adverse impacts and proposed mitigation strategies / measures; v. a community engagement strategy; and vi. all permits relating to other authorities (Council, DTMR or Queensland Police Service) for the proposed works. <p>B. Undertake all out of hours works in accordance with the endorsement obtained under part a) of this condition.</p>	<p>A. No less than 10 business days prior to the proposed works</p> <p>B. As indicated</p>
9.	<p>Retaining Walls</p> <p>A. Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by an RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDILGP.</p> <p>B. Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>C. Submit to EDQ Development Assessment, DSDILGP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>A. Prior to commencement of retaining wall works</p> <p>B. Prior to survey plan endorsement</p> <p>C. Prior to survey plan endorsement</p>
10.	<p>Filling and Excavation</p> <p>A. Submit to EDQ Development Assessment, DSDILGP detailed earthworks plans, certified by an RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments; the Functional Layout Earthworks Plan</i> drawing number 21-230-FL 101 Issue A dated 23/03/2022, The certified earthworks plans are to:</p>	A. Prior to commencement of site works

	<ul style="list-style-type: none"> i. include an RPEQ certified geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under Condition 26 Erosion and Sediment Management; iii. provide a dispersive area management plan certified by an RPEQ or accredited professional in erosion and sediment control (CPESC) where dispersive soils will be disturbed, including risk mapping, treatment and rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled including the separation, storage and handling of topsoil and subsoils for reuse; v. ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and vi. provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. <p>B. Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>C. Submit to EDQ Development Assessment, DSDILGP certification from an RPEQ that all earthworks have been carried out generally accordance with the certified plans submitted under part a) of this condition.</p>	<p>B. Prior to survey plan endorsement</p> <p>C. Prior to survey plan endorsement</p>
11.	<p>Roads – Internal</p> <p>A. Submit to EDQ Development Assessment, DSDILGP engineering design and construction drawings, certified by an RPEQ, for internal roads including parking bays, traffic devices and pedestrian footpaths, generally in accordance with the following plans/documents and requirements:</p> <ul style="list-style-type: none"> i. the approved <i>Carseldine Village Stage 4B Engineering Services Report</i>, Version 1, prepared by KN Group, dated 06/04/2022; ii. the approved Functional Layout Road Works, Issue A, prepared by KN Group dated 23/03/2022; and iii. relevant Council standards. <p>B. Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>C. Submit to EDQ Infrastructure Solutions, DSDILGP ‘as constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>A. Prior to commencement of roadworks</p> <p>B. Prior to survey plan endorsement</p> <p>C. Prior to survey plan endorsement</p>
12.	<p>Water – Internal</p> <p>A. Submit to EDQ Infrastructure Solutions, DSDILGP a water reticulation Precinct Network Plan, endorsed by Urban Utilities (UU).</p>	<p>A. Prior to the commencement of water works or works within a common services trench</p>

	<p>B. Submit to EDQ Infrastructure Solutions, DSDILGP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with the PDA Guideline No. 13 Engineering standards and the endorsed UU Precinct Network Plan submitted under part a) of this condition.</p> <p>C. Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>D. Submit to EDQ Infrastructure Solutions, DSDILGP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with UU current adopted standards, of all water reticulation works constructed in accordance with this condition.</p>	<p>B. Prior to commencement of water works or works within a common services trench</p> <p>C. Prior to survey plan endorsement</p> <p>D. Prior to survey plan endorsement</p>
13.	<p>Sewer – Internal</p> <p>A. Submit to EDQ infrastructure Solutions, DSDILGP a sewer reticulation Precinct Network Plan, endorsed by UU.</p> <p>B. Submit to EDQ infrastructure Solutions, DSDILGP detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with the with PDA Guideline No. 13 Engineering standards and the UU endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>C. Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>D. Submit to EDQ, infrastructure Solutions DSDILGP 'as constructed' plans, asset register, pressure and CCTV results in accordance with UU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.</p>	<p>A. Prior to the commencement of sewer works or works within a common services trench</p> <p>B. Prior to commencement of sewer works or works within a common services trench</p> <p>C. Prior to survey plan endorsement</p> <p>D. Prior to survey plan endorsement</p>
14.	<p>Stormwater Management (Quality)</p> <p>Provide written evidence to EDQ infrastructure Solutions from an RPEQ confirming that the Stage 4B stormwater design connects to the stormwater quality management system per the DesignFlow Technical Memorandum titled "Carseldine Urban Village – Stormwater management to support Stage 4B development" dated 24th March 2022.</p> <p>Note – The DesignFlow Technical Memorandum titled "Carseldine Urban Village – Stormwater management to support Stage 4B development" dated 24 March 2022 is not an approved document, it is a supporting document only.</p>	<p>Prior to survey plan endorsement</p>
15.	<p>Stormwater Management (Quantity)</p> <p>A. Submit to EDQ Infrastructure Solutions, DSDILGP detailed design plans and hydraulic calculations, certified by an RPEQ, for the proposed stormwater drainage system generally in accordance with PDA Guideline No. 13 Engineering standards including the following:</p> <p>i. Assessment of the requirement for scour protection or outlet modification works for discharge points from the</p>	<p>A. Prior to commencement of Stormwater works</p>

	<p>Stage 4B development to the drainage channel located parallel to the eastern boundary, adjacent to the rail corridor.</p> <p>ii. Engineering design drawings of the drainage details for the passive irrigation street trees, shown conceptually on plan “Carseldine Stage 4b Landscape Concept Plan”, prepared by Saunders Havill Group, dated July 2022, including drainage infrastructure design and materials, kerb connections and inlet screens and footpath crossing details (where relevant).</p> <p>B. Provide written evidence and certification that the Stage 4b stormwater design has been constructed generally in accordance with DesignFlow Technical Memorandum titled “Carseldine Urban Village – Stormwater management to support Stage 4B development” dated 24 March 2022. Provide certification that the Stage 4B stormwater system design connects to the stormwater quantity management system and discharges per the stormwater management plans previously approved as part of the Carseldine Village master plan PDA development approval (DEV2018/932) and the Stage 1 PDA development approval (DEV2019/1074).</p> <p>C. Construct the works in accordance with the certified plans submitted under part a) of this condition.</p> <p>D. Submit to EDQ Infrastructure Solutions, DSDILGP ‘as constructed’ plans including an asset register and test results, certified by an RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.</p> <p>Note – The DesignFlow Technical Memorandum titled “Carseldine Urban Village – Stormwater management to support Stage 4b development” dated 24 March 2022 is not an approved document, it is a supporting document only.</p>	<p>B. Prior to survey plan endorsement</p> <p>C. Prior to survey plan endorsement</p> <p>D. Prior to survey plan endorsement</p>
<p>16.</p>	<p>Street Lighting</p> <p>A. Submit to EDQ Infrastructure Solutions, DSDILGP designs for the street lighting system, certified by an RPEQ, to all roads, including footpaths within road reserves.</p> <p>The design of the street lighting system is to:</p> <ol style="list-style-type: none"> i. meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as Rate 2 (streets) and Rate 3 (laneways) Lighting; iii. be endorsed by Council as the Energex ‘billable customer’; iv. be generally in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’; v. be located such that the light poles and luminaires do not present an obstruction (in horizontal or vertical planes) and provide for clear vehicle manoeuvring for residential vehicles and refuse servicing vehicles; and 	<p>A. Prior to commencement of lighting works</p>

	<p>vi. be designed with appropriate luminaire height and illuminance to avoid light spill to adjoining property.</p> <p>B. Install the lighting system in accordance with part a) of this condition.</p>	B. Prior to survey plan endorsement
17.	<p>Electricity</p> <p>Submit to EDQ Infrastructure Solutions, DSDILGP either:</p> <p>A. written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the newly created lots; or</p> <p>B. written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead, where agreed to by the local council, electricity services.</p>	Prior to survey plan endorsement
18.	<p>Telecommunications</p> <p>Submit to EDQ Infrastructure Solutions, DSDILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed subdivision.</p>	Prior to survey plan endorsement
19.	<p>Broadband</p> <p>Submit to EDQ Infrastructure Solutions, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Commonwealth Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to survey plan endorsement
20.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement
21.	<p>Innovative Design (Public Infrastructure)</p> <p>A. Submit to EDQ detailed plans prepared by an RPEQ for the passive irrigation street tree infrastructure located in accordance with the approved Functional Layout Stormwater, 21-230-FL 104 Issue A, prepared by KN Group dated 23/03/2022, including sediment ingress protection for implementation during construction.</p> <p>B. Construct the works generally in accordance with the civil infrastructure and streetscape plans submitted under part a) of this condition.</p>	<p>A. Prior to streetscape or road construction</p> <p>B. Prior to survey plan endorsement.</p>

	C. Submit to EDQ Development Assessment, DSDILGP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA or RPEQ (as relevant).	C. Prior to survey plan endorsement
22.	<p>Contributed Asset(s) – Non-Standard</p> <p>Where Contributed Assets are to be delivered to a standard other than the relevant Council standard (in force as at the date of Compliance Assessment of the relevant Public Asset, or where Compliance Assessment is not required, the relevant standard in force at the time of this PDA decision notice), submit to the EDQ Development Assessment, DSDILGP evidence of an appropriate arrangement being entered into with Council or another third party for the ownership, repair, maintenance and replacement of that Contributed Asset.</p>	Prior to survey plan endorsement
Landscape and Environment		
23.	<p>Landscape & Streetscape Works</p> <p>A. Submit to EDQ Development Assessment, DSDILGP detailed landscape drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved <i>Carseldine Village Stage 4B Landscape Concept</i>, 10448 Issue B, prepared by Saunders Havill dated July 2022.</p> <p>The detailed landscape and streetscape works drawings are to include, where applicable:</p> <ol style="list-style-type: none"> i. landscape treatments on the northern verge of the 17m wide road that provide visual screening and amenity to the proposed Beams Road Overpass ii. location and type of street lighting in accordance with Australian Standard AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; iii. footpath treatments; iv. location and types of streetscape furniture (where relevant); v. location and size of stormwater treatment devices; vi. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; and vii. passive irrigation street tree infrastructure on the 23.5m wide Railway Esplanade Road and the northern verge of the 17m wide road, designed in compatibility with RPEQ certified drainage details submitted under Condition 16. <p>B. Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>C. Submit to EDQ Development Assessment, DSDILGP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>A. Prior to commencement of Streetscape works</p> <p>B. Prior to survey plan endorsement</p> <p>C. Prior to survey plan endorsement</p>
24.	<p>Fauna Flora Management Plan: Stage 4B</p> <p>A. Carry out the Stage 4B vegetation clearing and rehabilitation works specified in the approved <i>Fauna Flora Management Plan for Stage 4B of Carseldine Village Renewal Masterplan</i> prepared by 28°S Environmental, dated 06/04/2022</p>	A. As specified in the approved Stage 4B FFMP

	B. Submit to EDQ Development Assessment, DSDILGP, written evidence prepared by a suitably qualified person, stating that the rehabilitation works have been carried out generally in accordance with the FFMP approved under part a) of this condition.	B. Within one month of completion of the rehabilitation works
25.	Acid Sulfate Soils (ASSMP) A. Where acid sulfate soils are found on site, submit to EDQ Infrastructure Solutions, DSDILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control. B. Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	A. Prior to commencement of or during site works B. Prior to survey plan endorsement
26.	Erosion and Sediment Management A. Submit to EDQ Infrastructure Solutions, DSDILGP an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or CPESC, generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). B. Provide sediment ingress protection for passive irrigation street tree kerb inlets in accordance with manufacturers recommendations and Condition 21 to exclude sediment during construction. C. Implement the certified ESCP as submitted under part a) of this condition.	A. Prior to commencement of site works B. At all times during construction C. At all times during construction
27.	Sustainability – Requirements & Verification Process A. Submit to EDQ the Carseldine Village Design Guidelines updated for Stage 4B, including a Design Guidelines Application Design Checklist and a covering memo outlining how the documentation sets the requirements for individual developments (residential buildings for use as Dwelling houses and Home-based businesses) to meet the sustainability requirements of the Development Scheme, including the elements below: i. Energy efficiency; ii. Electric Vehicle charging readiness; iii. Energy innovation to reduce impacts on climate; iv. Water efficiency v. Environmentally sustainable materials	A. Prior to survey plan endorsement

	<p>Note - Electric Vehicle charging readiness requires the installation of a dedicated AC circuit (minimum 20A, in accordance with the Australian Wiring Rules AS/NZS 3000:2018)</p> <p>B. Submit to EDQ Development Assessment, DSDILGP documentation setting out a post-approval process which nominates the requirements for as-built verification and standard compliance documentation templates (e.g., statutory declarations and post-construction checklists) to demonstrate that the individual developments (residential buildings for use as Dwelling houses and Home-based businesses) meet the Fitzgibbon PDA Development Scheme requirements for sustainability as documented under Part a).</p> <p>C. Development to be delivered generally in accordance with the document endorsed under Part a).</p>	<p>B. Prior to survey plan endorsement</p> <p>C. Prior to survey plan endorsement</p>
28.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDILGP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to survey plan endorsement</p>
Railway Corridor		
29.	<p>Land Resumption Area – Beams Road</p> <p>The setback area shown on the plan 'Beams Road (Carseldine) Rail Level Crossing' (resumption plan), prepared by DTMR, dated 01/09/22, must be kept free of any permanent buildings, structures, and improvements (including car parks, swimming pools, and advertising signs) above and below the ground at all times.</p>	<p>At all times</p>
30.	<p>Stormwater and Flooding</p> <p>A. Stormwater and flooding management (including the flood barrier) of the development must ensure no worsening or actionable nuisance to the railway corridor.</p> <p>B. Any works (including the flood barrier) undertaken for this development must not:</p> <ol style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto the railway corridor; ii. interfere with and/or cause damage to the existing stormwater drainage on the railway corridor; iii. surcharge any existing culvert or drain on the railway corridor; iv. reduce the quality of stormwater discharge onto the railway corridor; v. impede or otherwise interfere with hydraulic conveyance or overland flow paths on the site; and vi. reduce the floodplain storage capacity of the site. <p>C. Submit to EDQ Development Assessment, DSDILGP, RPEQ certification with supporting documentation, confirming that the development has been designed in accordance with parts (a) and (b) of this condition.</p>	<p>A. At all times</p> <p>B. At all times</p> <p>C. Prior to obtaining approval for operational work</p>

	D. Submit to EDQ Development Assessment, DSDILGP, RPEQ certification, with supporting documentation, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	D. Prior to survey plan endorsement
31.	<p>Railway Noise</p> <p>A. Design the development generally in accordance with the Acoustic Assessment Report, prepared by TTM Consulting Pty Ltd, dated 07/04/2022, report number 17BRA0109 R06_1 - Stage 4B, revision 1. In particular:</p> <ol style="list-style-type: none"> i. design noise barriers in accordance with Figure 10: Recommended Acoustic Barrier - Rail Noise and Appendix A; and ii. building pads must not exceed the levels specified in Appendix C. <p>B. The noise barriers must be designed in accordance with:</p> <ol style="list-style-type: none"> i. Queensland Rail Civil Engineering Technical Specification - QR-CTS-Part 41 - <i>Design and Construction of Noise Fences/Barriers</i> and Transport and Main Roads Specifications <i>MRTS15 Noise Fences</i>. The noise barriers, including foundation structures, must be constructed on the site and not in the rail way corridor. <p>C. Submit to EDQ Development Assessment, DSDILGP, RPEQ certified drawings and other supporting documentation that demonstrates the noise barriers and building pads have been designed in accordance with parts (a) and (b) of this condition.</p> <p>D. Submit to EDQ Development Assessment, DSDILGP, RPEQ certified as-constructed drawings, and as-constructed survey of building pads, prepared by a registered surveyor, and other supporting documentation that demonstrates the development has been constructed in accordance with parts (a) - (c) of this condition.</p>	<p>A. Prior to commencement of site works</p> <p>B. Prior to commencement of site works</p> <p>C. Prior to commencement of site works</p> <p>D. Prior to survey plan endorsement</p>
Surveying, land transfers and easements		
32.	<p>Easements over infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to survey plan endorsement
33.	<p>Easements Over Drainage Infrastructure and Overland Flow Paths</p> <p>Easements in favour of Council must be provided at no cost to the grantee, over drainage infrastructure and overland flow paths which receive stormwater flow from external catchments or receive discharge from internal stormwater pipe networks or road drainage which are to become contributed assets.</p>	Prior to survey plan endorsement

	<p>These easements are for access and elective maintenance and do not encumber the Council with asset ownership/maintenance unless this is agreed by Council and necessary agreements are entered into per Condition 22 Contributed Asset(s) – Non-Standard.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the Council.</p>	
<p>34.</p>	<p>Small lot development easements for lots ≤450m²</p> <p>For standard format lot sub-divisions where:</p> <ul style="list-style-type: none"> i. a lot is 450m² or less, and ii. the lot adjoins another lot 450m² or less, and iii. 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; <p>A. 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 or more of the following purposes (but only where those relevant circumstances will exist):</p> <ul style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; or v. roof water drainage*. <p>OR</p> <p>B. Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one or more of the above purposes (but only where those relevant circumstances will exist).</p> <p>*High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.</p>	<p>Prior to survey plan endorsement</p>
<p>Infrastructure Charges</p>		
<p>35.</p>	<p>Infrastructure Contributions</p> <p>Pay to the MEDQ Infrastructure Charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	<p>In accordance with the DCOP</p>

PDA Development Conditions – MATERIAL CHANGE OF USE

General

36.	<p>Carry out the Approved Development – POD</p> <p>Carry out the approved development generally in accordance with the approved plans and documents, including specifically the approved <i>Plan of Development Stage 4B</i>, drawing number 128180-144 Revision E, prepared by RPS, dated 16/05/2023.</p>	Prior to commencement of use and to be maintained
37.	<p>Certification of Operational Works</p> <p>All operational works undertaken in accordance with this PDA development approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
38.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, stormwater assets, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	At all times

Engineering

39.	<p>Vehicle Access – Residential Lots</p> <p>A. Construct vehicle crossovers to all residential lots generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards for a single dwelling driveway (Brisbane City Council standard drawing BSD-2022).</p> <p>B. Submit to EDQ Development Assessment, DSDILGP certification by an RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition.</p>	<p>A. Prior commencement of use of the relevant terrace house and to be maintained</p> <p>B. Prior commencement of use of the relevant terrace house</p>
40.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with UU current adopted standards.</p>	Prior to commencement of use
41.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with UU current adopted standards.</p>	Prior to commencement of use
42.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge with 'no- worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	Prior to commencement of use
43.	<p>Electricity</p> <p>Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.</p>	Prior to commencement of use

44.	<p>Telecommunications</p> <p>Connect the development to the existing telecommunications network in accordance with the current adopted standards of an authorised telecommunication service provider.</p>	Prior to commencement of use
Environment		
45.	<p>Acoustic Treatments</p> <p>A. In accordance with the approved <i>Plan of Development Stage 4B</i> drawing number 128180-144 Revision E, prepared by RPS, dated 16/05/2023 & Acoustic Assessment Report, prepared by TTM Consulting Pty Ltd, dated 07/04/2022, report number 17BRA0109 R06_1 - Stage 4B, revision 1, must be considered and mitigation strategies adopted where deemed necessary by the building certifier. Lots 4000, 4024 - 4039 are subject to acoustic constraints.</p> <p>B. Submit written evidence to EDQ Development Assessment, DSDILGP certification from a suitably qualified acoustic engineer confirming each affected residential dwelling has been designed in accordance with the requirements of the QDC MP4.4 and the <i>Acoustic Assessment Report</i>, prepared TTM Consulting Pty Ltd, dated 07/04/2022, report number 17BRA0109 R06_1 - Stage 4B, revision 1.</p>	<p>A. Prior to obtaining building work approval for each affected residential dwelling</p> <p>B. Prior to commencement of building work for each affected residential dwelling</p>
46.	<p>Sustainability – Verification</p> <p>A. Submit to EDQ Development Assessment, DSDILGP evidence that each dwelling design, services and fixtures meets the Fitzgibbon PDA Development Scheme requirements for sustainability in accordance with Condition 27 Sustainability Requirements & Verification Process, parts a).</p> <p>B. Development delivery – As-built (Private Lot Works): Submit evidence to EDQ Development Assessment, DSDILGP verifying each dwelling has been constructed in accordance with the sustainability Verification Process submitted under Condition 27 part b).</p>	<p>A. Prior to obtaining building work approval for each affected residential dwelling</p> <p>B. Prior to commencement of use</p>

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****