



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/932/2

19 December 2018

Economic Development Queensland
C/- RPS
Att: Ms Chiara Towler
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Chiara

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE GENERALLY IN ACCORDANCE WITH THE CARSELDINE URBAN VILLAGE MASTERPLAN AND PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 1 OUTDOOR SPORT AND RECREATION LOT, 1 CAR PARKING LOT, ACCESS EASEMENT AND BALANCE LOT) AT 532 BEAMS ROAD, CARSELDINE DESCRIBED AS LOT 322 ON SP172124.

On 18 December 2018 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.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	322	SP172124
PDA development application details		
DEV reference number	DEV2018/932/2	
'Properly made' date	15 November 2018	
Type of application	<input type="checkbox"/> New development involving: <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"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Amendment to RoL Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: <ul style="list-style-type: none"> amendment to RoL plan.
Original Decision date	9 November 2018
Change to approval date	18 December 2018
Currency period	6 years from original decision date (MCU) 4 years from original decision date (RoL)

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

1.	Overall Masterplan prepared by RPS	128180-37 – Rev K	20/11/2018
2.	ROL Stage 1 - Overall Plan prepared by RPS	128180 – 31 RevJ Plan 1 of 2	01/11/2018
3.	ROL Stage 1 - Plan prepared by RPS	128180 – 31 RevJ Plan 2 of 2	01/11/2018
Plans and documents previously approved on 9th November 2018		Number	Date
4.	Village Main Street – 27m Cross Section prepared by RPS	128180 – 39C	19/10/2018
5.	Western Access Road / Shared Busway – 23m Cross Section prepared by RPS	128180 – 39C	19/10/2018
6.	Access Place – 19m Cross Section prepared by RPS	128180 – 39C	19/10/2018
7.	Shared Access Lane (Parking Two Sides) – 22m Cross Section prepared by RPS	128180 – 39C	19/10/2018
8.	Carseldine Urban Village Stage 1 Entry Boulevard Report prepared by Urbis	Rev F	30/04/2018
9.	Water and Sewer Master Plan prepared by Calibre Consulting	15-003002-910 Rev 1 (As amended in red)	06/08/2018
10	Updated Stormwater Management Plan prepared by Designflow	Revision 2	April 2018

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:
 - 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.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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 by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council
4. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **QUU** means Queensland Urban Utilities
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot and Material change of use		
Condition		Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, 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, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and 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 land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. 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.	a) Prior to commencement of works b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.	a) Prior to commencement of site works

	<p>The TMP must 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. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc; iii. ongoing monitoring, management review and certified updates (as required); iv. 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>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 in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction</p>
<p>7.</p>	<p>Retaining Walls</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. <p>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, DSDMIP.</p> <ul style="list-style-type: none"> b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 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 required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
<p>8.</p>	<p>Compliance Assessment - Filling and Excavation</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed Stage S earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>. <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> i. demonstrate that the finished surface levels for the sporting fields are consistent with the Updated 	<ul style="list-style-type: none"> a) Prior to commencement of works

	<p>Stormwater Management Plan prepared by DesignFlow (19 March 2018) for 5% Annual Exceedence Probability (AEP) scenario flows in Cabbage Tree Creek.</p> <p>ii. include a geotechnical soils assessment of the site;</p> <p>iii. be consistent with the Erosion and Sediment Control plans;</p> <p>iv. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>b) Carry out the earthworks generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally accordance with the endorsed plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
9.	<p>New Road – Stage S Adjacent Lot 9000</p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for the internal road, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the approved plans and <i>Fig 1.7 Recommendation for On-Street Parking Design, Carseldine Urban Village – Stage S Response to Further Issues – Traffic Matters</i> dated 19 March 2018 prepared by Cardno.</p> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
10.	<p>Compliance Assessment - Road within Access Easement</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment the following:</p> <p>a. a detailed concept functional layout of the road within the proposed access easement between Beams Road and the New Road generally in accordance with the approved plans; and</p> <p>b. a report detailing the trafficability of the existing road/driveway to handle the anticipated traffic volumes requiring access to the sporting fields.</p>	<p>a) Prior to the commencement of works</p>

	<p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ generally in accordance with the endorsed functional layout plan and trafficability report required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p>	<p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p>
11.	Water Reticulation	
	<p>a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans to service Stage S, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
12.	Sewer Reticulation	
	<p>a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans to service Stage S, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards.</p>	<p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
13.	Compliance Assessment - Stormwater Management (Quality)	
	<p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering concept plans for the proposed Stage S water quality treatment devices including swales generally in accordance with the approved Updated Stormwater Quality Management Plan prepared by DesignFlow and <i>PDA Guideline No. 13 Engineering</i></p>	<p>a) Prior to commencement of works</p>

	<p><i>standards – Stormwater quality.</i></p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices including swales endorsed under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
14.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage network to support Stage S generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity.</i></p> <p>b) Construct the works in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
15.	<p>Street Lighting</p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ-electrical to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with <i>AS1158 – 'Lighting for Roads and Public Spaces.</i> <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards <i>AS1158 – 'Lighting for Roads and Public Spaces'</i> and <i>AS3000 – 'SAA Wiring Rules'</i>.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to commencement of works</p>

	<p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.</p>	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
16.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply 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 electricity services.</p>	<p>Prior to survey plan endorsement</p>
17.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.</p>	<p>Prior to survey plan endorsement</p>
18.	<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>	<p>Prior to survey plan endorsement</p>
Landscape and Environment		
19.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape plans for the New Road, 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 plans.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</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 the Council adopted planting schedules and guidelines. 	<p>a) Prior to commencement of works</p>

	<p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
20.	<p>Compliance Assessment – Landscape Works (Park, Sports Fields & Open Space)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA and where applicable a RPEQ, for improvement works within the proposed sports fields, parkland and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the approved plans.</p> <p>The plans shall, where appropriate, generally document the following:</p> <ol style="list-style-type: none"> 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. location and detailed engineering plans for car parks; 6. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 7. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; 8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; 9. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>; and 10. where applicable, detailed engineering plans for any proposed irrigation system. <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA and where applicable a RPEQ.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

21.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to survey plan endorsement</p>
22.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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:</p> <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
Surveying, land transfers and easements		
23.	<p>Land transfers – Contaminated Land</p> <p>Demonstrate to EDQ Development Assessment, DSDMIP that Lot 9000 to be transferred in fee simple is not registered on either the Environmental Management or the Contaminated Land Registers.</p>	<p>Prior to survey plan endorsement</p>
24.	<p>Land transfers – Park and open space</p> <p>Transfer, in fee simple, to Council Lot 9000 for park and open space purposes.</p>	<p>At registration of survey plan</p>
25.	<p>Easements over infrastructure</p> <p>Public utility easements must 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 must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to survey plan endorsement</p>
26.	<p>Access Easement</p> <p>Provide an access easement over Lots 7000(Pt) and 9000(Pt) in favour of Department of Housing and Public Works (the landowner) generally in accordance with the approved plan.</p>	<p>Prior to survey plan endorsement</p>

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.

**** End of Package ****



NOTE: Measurements, Dimensions and Areas are approximate only and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 50m².

Site boundaries shown on this site plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey
Applying information: DCDB.
Contours: OUT.

CLIENT	ECONOMIC DEVELOPMENT QUEENSLAND
PROJECT	CARSELDINE URBAN VILLAGE
OVERALL MASTERPLAN	
Date:	20 NOVEMBER 2018
Drawn By:	MD / DG
Checked By:	MD / DG
DWG No:	128180-37
Job Ref:	128180
Local Authority:	ECONOMIC DEVELOPMENT QUEENSLAND
Locality:	CARSELDINE
Scale:	1:1500
Sheet:	A1
Plan Ref:	128180-37
Rev:	K

RPS Australia East Pty Ltd
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 Urban Design
 Brisbane Design Studio
 100 South Street
 Fortitude Valley QLD 4006
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 W rpsgroup.com.au

Development Yield (Maximum Density)	
Residential Dwellings	606 dwellings
Commercial (sq.m)	15,050 sq.m GFA ^a
Retail (sq.m)	4,000 sq.m GFA
Childcare	100 children

^a Includes existing commercial and community uses.

Legend

- Site Boundary
- Proposed Stage Boundary
- Mixed Use - Core - Sub-Preinct
- Village Heart (d)
- Mixed Use - Sub-Preinct
- Mixed Use (b)
- Mixed Use - Sub-Preinct
- High Intensity Employment (c)
- Medium Intensity Employment (d)
- Parkside Residential (d)
- (3) Height Limit (Storves)
- Indicative Civic Plaza and Pocket Park
- Future Recreation Link
- Special Purpose
- Civic and Open Space
- Bushland and Open Space
- Vegetation Within Road Reserve
- Future Busway Corridor
- Existing Carpark (Retention)
- Existing Lease Boundary
- Temporary Turnaround Easement
- Indicative Ultimate Boulevard Alignment (Refer: Carriero Traffic Report)
- Investigation Area
- (Beam Road Railway Overpass)
- Potential Road Layout Subject to Future Applications



PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/932
 Date: 18 December 2018

REVISION
 A. 12/01/2017 - Amend Access Easement
 B. 12/01/2017 - Amend Access Easement
 C. 11/01/2017 - Amend Access Easement
 D. 03/09/2017 - Incorporation of Orange Parcel
 E. 04/08/2017 - Remove Drainage
 F. 04/08/2017 - Amend Access Easement
 G. 04/08/2018 - Amend Access Easement
 H. 18/04/2018 - Road Pavement Improvements
 I. 19/10/2018 - Amend Access Easement
 J. 31/10/2018 - Stage S Amendments

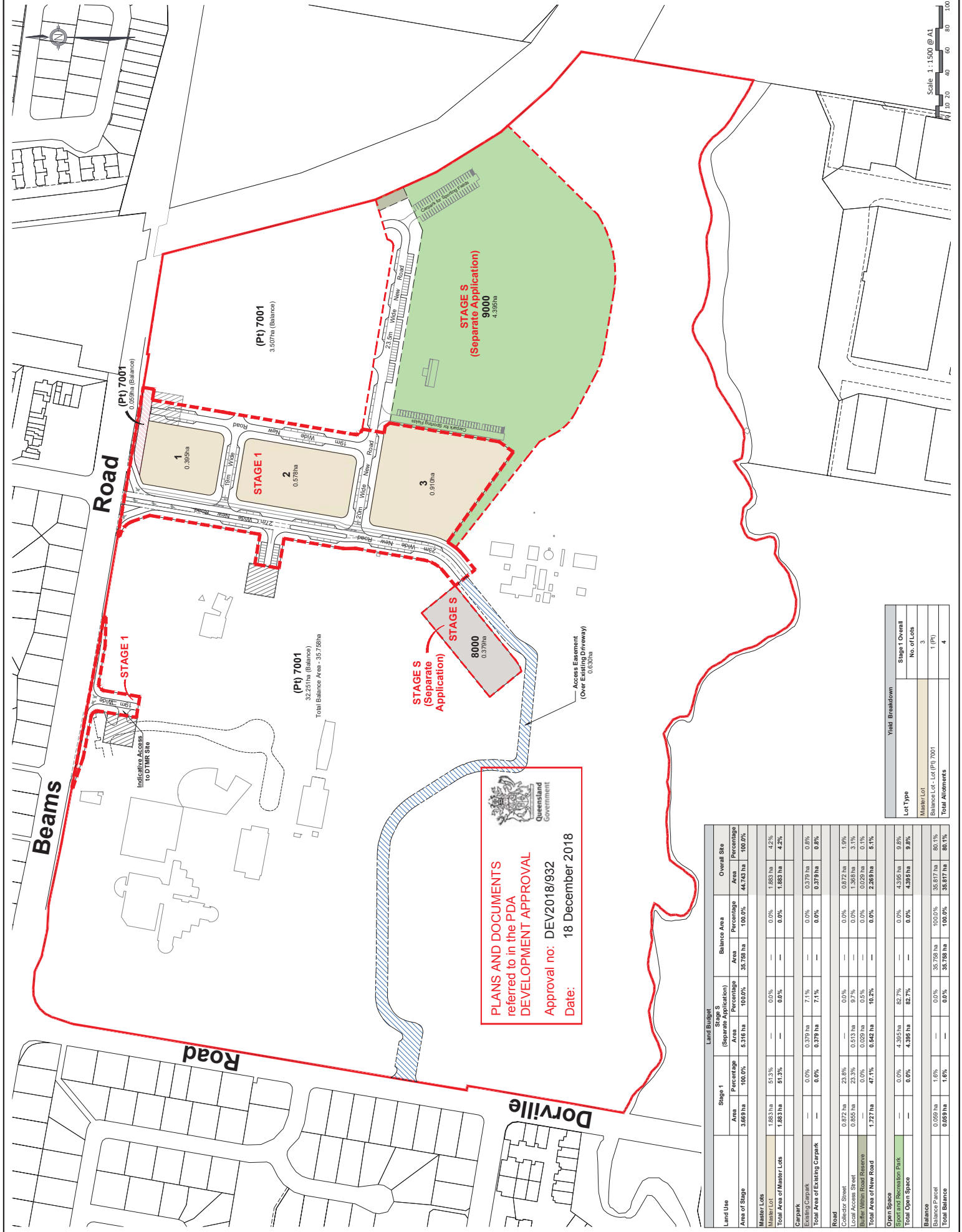
NOTE: All dimensions, dimensions and areas are approximate only and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m². The information shown on this plan should not be used for final detailed engineers design. **Source Information:** Site boundaries: Registered Survey Applying Information: DCDB. Contours: OUT.

Legend
 Site Boundary
 Proposed Stage Boundary
 Potential Future Road Widening
 Temporary Turnaround Easement

CLIENT ECONOMIC DEVELOPMENT QUEENSLAND
 PROJECT CARSELDINE URBAN VILLAGE RECONFIGURATION OF LOT STAGE 1 - OVERALL PLAN
 Date: 1 NOVEMBER 2018
 Checked By: MD / DG
 Drawn By: MD / DG
 Job Ref: 128180-ROL
 Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
 Locality: CARSELDINE

Scale: 1:1500
 Sheet: A1
 Plan Ref: 128180-31
 Rev: J

PLAN 1 OF 2
RPS
 RPS Australia East Pty Ltd
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PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2018/932
 Date: 18 December 2018

Land Use	Stage 1		Stage S (Separate Application)		Balance Area		Overall Site	
	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage
Area of Stage	3,685 ha	100.0%	5,316 ha	100.0%	35,758 ha	100.0%	44,743 ha	100.0%
Master Lot	1,883 ha	51.3%	—	0.0%	—	0.0%	1,883 ha	4.2%
Total Area of Master Lots	1,883 ha	51.3%	—	0.0%	—	0.0%	1,883 ha	4.2%
Carpark	—	0.0%	0,379 ha	7.1%	—	0.0%	0,379 ha	0.8%
Total Area of Existing Carpark	—	0.0%	0,379 ha	7.1%	—	0.0%	0,379 ha	0.8%
Road	0,872 ha	23.8%	—	0.0%	—	0.0%	0,872 ha	1.9%
Collector Street	0,855 ha	23.3%	0,513 ha	9.7%	—	0.0%	1,368 ha	3.1%
Local Access Street	—	0.0%	0,029 ha	0.5%	—	0.0%	0,029 ha	0.1%
Buffer Within Road Reserve	1,727 ha	47.1%	0,542 ha	10.2%	—	0.0%	2,269 ha	5.1%
Total Area of New Road	—	0.0%	0,542 ha	10.2%	—	0.0%	0,542 ha	1.2%
Open Space	—	0.0%	—	0.0%	35,758 ha	100.0%	35,817 ha	80.1%
Sport/Recreation Park	—	0.0%	4,395 ha	82.7%	—	0.0%	4,395 ha	9.8%
Total Open Space	—	0.0%	4,395 ha	82.7%	—	0.0%	4,395 ha	9.8%
Balance	0,059 ha	1.6%	—	0.0%	35,758 ha	100.0%	35,817 ha	80.1%
Balance Parcel	0,059 ha	1.6%	—	0.0%	35,758 ha	100.0%	35,817 ha	80.1%
Total Balance	0,059 ha	1.6%	—	0.0%	35,758 ha	100.0%	35,817 ha	80.1%

Lot Type	Yield Breakdown	
	Stage 1 Overall	No. of Lots
Master Lot	3	1 (P)
Balance Lot - Lot (P) 7001	1 (P)	4
Total Allotments	4	4

REVISION

A.	12/07/2017	- Amend Access Easement
B.	12/07/2017	- Amend Access Easement
C.	13/09/2017	- Incorporation of Drivage Parcel
E.	04/08/2017	- Remove Drivage
F.	12/07/2017	- Amend Access Easement
G.	10/03/2018	- Road Parcel Boundaries
H.	18/04/2018	- Amend Access Easement
I.	19/10/2018	- Road Wide Amendments
J.	31/12/2018	- Stage 8 Amendments

NOTE: All Areas, Dimensions and Areas are approximate only and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

Boundaries shown on this site should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey
Applying Information: DCDB
Contours:

Legend

- Site Boundary
- Proposed Stage Boundary
- Potential Future Road Widening
- Temporary Turnaround Easement

CLIENT ECONOMIC DEVELOPMENT QUEENSLAND

PROJECT CARSELDINE URBAN VILLAGE RECONFIGURATION OF LOT STAGE 1

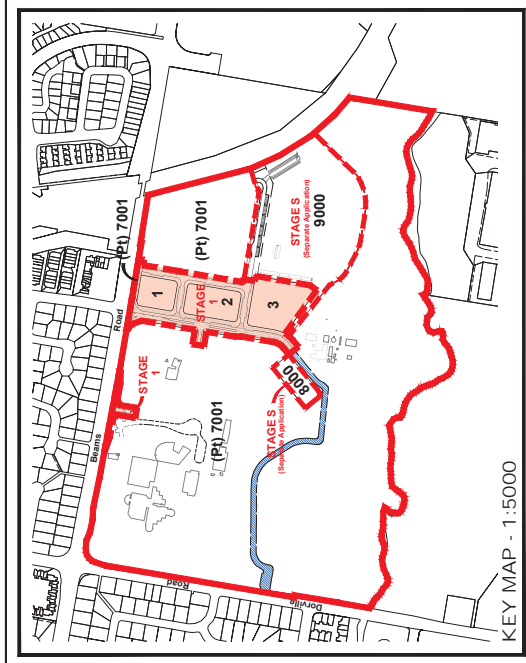
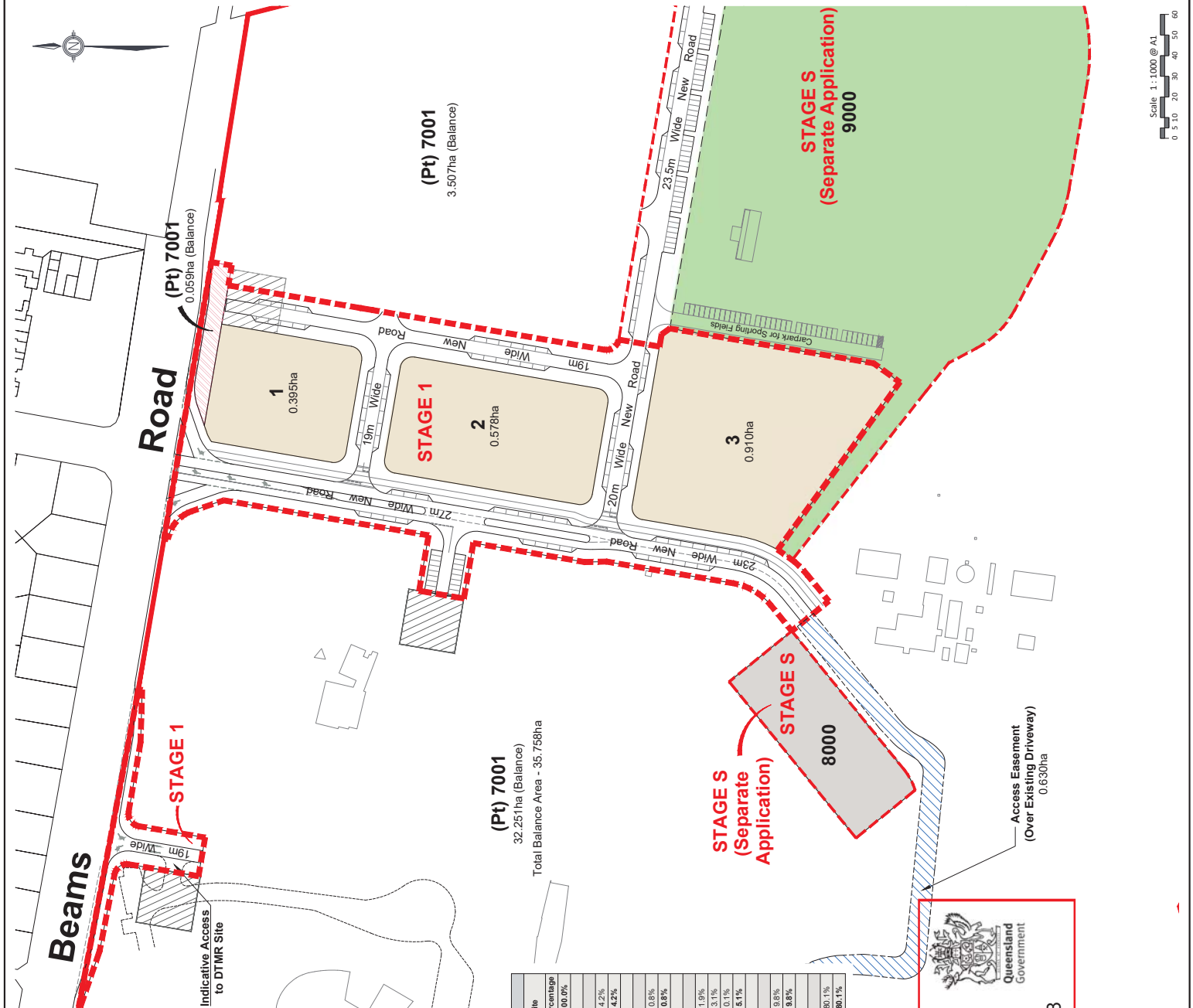
Date: 1 NOVEMBER 2018
 Drawn By: MD / DG
 Checked By: MD / DG
 DWG Name: 128180-29 - ROL
 Job Ref: 128180
 Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
 Locality: CARSELDINE

Scale: 1:1000
 Sheet: A1
 Plan Ref: 128180-31
 Rev: J

PLAN 2 OF 2

RPS

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Yield Breakdown

Lot Type	Stage 1 Overall	Stage 2 Overall
	No. of Lots	No. of Lots
Master Lot	3	3
Balance Lot - Lot (Pt) 7001	1 (Pt)	1 (Pt)
Total Allotments	4	4

Land Budget

Land Use	Stage 1		Stage S (Separate Application)		Overall Site	
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Queensland Government

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Approval no: DEV20181932

Date: 18 December 2018

Scale 1:1000 @ A1
 0 5 10 20 30 40 50