



Our ref: DEV2018/961/12

09 August 2024

CH Hydrangea Pty Ltd
C/- Wolter Consulting Group Pty Ltd
Att: Ms Jen Taylor
PO Box 436
NEW FARM QLD 4005

Email: jtaylor@wolterconsulting.com.au

Dear Ms Taylor

S99 Approval – Application to Change PDA Development Approval
Reconfiguring a Lot – 1 Lot into 11 Lots, New Roads and Open Space and Context Plan
at 4499-4651 Mount Lindesay Highway, North Maclean described as Lot 39 on SP258739

On 09 August 2024, 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 also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at jocelyn.bowyer@dasilgp.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	4499 – 4651 Mount Lindesay Highway North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 39	SP258739

PDA development application details	
DEV reference number	DEV2018/961/12
'Properly made' date	14 March 2024
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	Reconfiguring a Lot – 1 Lot into 11 Lots, new road and open space; Context plan

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 changes relate to the inclusion of an interim access road, realignment of boundaries, realignment of the sewer rising main and water main, and temporary vehicle access to the Powerlink easement.</p>
Original Decision date	10 September 2021
1 st Change to approval date	27 September 2023
2 nd Change to Approval date	09 August 2024
Currency period	6 years from the original decision date

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Brandon Bouda, Manager
Engineer	Manjurul Alam, Principal Engineer
Delegate	Amanda Dryden, Director

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.	North Maclean Industrial Estate Interim Development Access - Technical memorandum, prepared by Bitzios Consulting	P5708.004T	12/06/2024
2.	Plan of Reconfiguration Version J, prepared by Wolter Consulting Group	22-0007P/01-02 Version J	12/07/2024
3.	Staging Sketch Plan Version K, prepared by Wolter Consulting Group	22-0007P/01-03 Version K	12/07/2024
4.	Overall Bulk Earthworks Sketch Layout Plan, prepared by Arcadis	30109334-AAP- WS00OP-CV-SKT-030 Issue 2	22/02/2024
5.	Overall Water Main Sketch Layout Plan, prepared by Arcadis	30109334-AAP- WS00OP- CV-SKT-031 Issue 3	9/02/2024
6.	Overall Sewer Sketch Layout Plan, prepared by Arcadis	3010933-AAP WS00OP- CV-SKT-032 Issue 2	22/02/2024
7.	Mt Lindesay Highway Interim Estate Access, prepared by Arcadis	30109334–AAP- EX00OP–CV-SKT-2000 Issue 3	19/12/2023
Plans and documents previously approved on 27 September 2023		Number	Date
8.	Traffic Impact Assessment, prepared by Bitzios Consulting	P5708.001R North Maclean Industrial Estate TIA	15 August 2023
9.	Site Based Stormwater Management Plan (Quantity), prepared by Arcadis	EAG001-30109334-AAR Revision 9	15 August 2023
10.	Site Based Stormwater Quality Management Plan, prepared by Arcadis	EAG003-30109334-AAR Revision 4	15 August 2023
11.	Swale and Channel Typical Details, prepared by Arcadis	30109334-AAP- WS00OP-CV-DRG-0164 Issue 5	31/07/2023
12.	Swale and Channel Longitudinal Section Sheet 2, prepared by Arcadis	30109334-AAP- WS00OP-CV-DRG-0162 Issue 5	31/07/2023
Plans and documents previously approved on 10 September 2021		Number	Date
13.	Bushfire Management Plan	Report 16014, Final V3	13 July 2018
14.	Addendum to the Bushfire Management Plan for the proposed development at 4499-4651 Mount Lindsay Highway, North Maclean	N/A	18 February 2019

15.	North Maclean Enterprise Precinct (4499-4651 Mount Lindesay Highway, North Maclean) – Progression of Ecological Issues	N/A	31 March 2017
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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	Date
Endorsed Context Plan			
1.	North Maclean Enterprise Context Plan Land Use and Road Network	N/A	12/07/2021 (as amended in red dated 03/09/2021)
2.	North Maclean Enterprise Context Plan Land Use and Road Network (Wider Locality)	N/A	12/07/2021
3.	North Maclean Enterprise Context Plan Ultimate Water and Sewer Network	N/A	12/07/2021
4.	North Maclean Enterprise Context Plan Ultimate Stormwater Network	N/A	12/07/2021 (as amended in red dated 03/09/2021)
5.	Site Based Stormwater Management Plan	TEL202159, Issue A	08 July 2021
6.	Engineering Services Report	TEL202159, Issue A	06/07/21.

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

- a) The applicant must:
 - i) pay to 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

2. if not satisfied, notifies the applicant accordingly.
- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street Naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date

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

PDA Development Conditions

No.	Condition	Timing
5.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
6.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p> <p>c) During construction</p>
7.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and</p>	a) Prior to commencing work for the relevant stage

PDA Development Conditions

No.	Condition	Timing
	<p>sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>b) During construction</p>
<p>8.</p>	<p>Dispersive Soil Management</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including: <ul style="list-style-type: none"> i) the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils, ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated. b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing site works b) At all times during construction
<p>9.</p>	<p>Traffic Management Plan</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <p>Advice Note: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the</p>	<ul style="list-style-type: none"> a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions

No.	Condition	Timing
	<i>applicable road manager.</i>	
10.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p>Advice Note: <i>It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
11.	<p>Compliance Assessment – Earthworks</p> <p>a) Submit to EDQ DA for Compliance Assessment detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments and ii) the approved Overall Bulk Earthworks Sketch Layout Plan, 30109334-AAP-WS00OP-CV-SKT-030 Issue 2, prepared by Arcadis. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plan, as required by condition 7 – Erosion and sediment management; iii) accord with the Dispersive Soil Management Plan, as required by condition 8 – Dispersive soil management; iv) include the location and finished surface levels of any cut and/or fill; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. <p>b) Carry out earthworks generally in accordance with the certified plans endorsed by EDQ through part a) of this condition.</p>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions

No.	Condition	Timing
	<p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>c) Prior to survey plan endorsement for the relevant stage</p>
12.	<p>Retaining Walls (Excluding the Western Boundary Retaining Wall)</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	<p>Compliance Assessment – Western Boundary Retaining Wall</p> <ul style="list-style-type: none"> a) Submit to EDQ DA for Compliance Assessment preliminary engineering plans, certified by a RPEQ, of the proposed western boundary retaining wall adjoining the swale. The retaining wall must be: <ul style="list-style-type: none"> i) fully contained, including footings, within the private lots; ii) designed based on a professional geotechnical advice; iii) take into consideration scour and flood impacts from the adjoining swale; and iv) appropriately fenced (fauna exclusion). b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of the proposed retaining wall along the western swale, generally in accordance with the endorsed plans required under part a) of this condition. The retaining wall must be: <ul style="list-style-type: none"> i) certified to achieve a minimum 100 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); c) Construct retaining walls generally in accordance with the certified plans required under part b) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing earthworks for Stage 3 b) Prior to survey plan endorsement for Stage 3 c) Prior to survey plan endorsement for Stage 3

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS: <ul style="list-style-type: none"> i) 'as-constructed' plans, certified by a RPEQ, demonstrating that the retaining wall has been constructed generally in accordance with the certified plans submitted under part a) of this condition. ii) A survey plan identifying the location of wall and footings to the property boundary. 	d) Prior to survey plan endorsement for Stage 3
14.	<p>Compliance Assessment – Internal Roads (excluding Interim access)</p> <p>a) Submit to EDQ DA for Compliance Assessment functional layout plans, certified by a RPEQ, for the internal roads (excluding the interim access required by Condition 16A) generally in accordance with:</p> <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards; and ii) Plan of Reconfiguration, Ref No. 22-0007P/01-02 Version J prepared by Wolter Consulting Group and dated 12/07/2024; and iii) Traffic Impact Assessment, document reference P5708.001R North Maclean Industrial Estate TIA prepared Bitzos Consulting and dated 15 August 2023. <p>The roads are to be designed to allow for the use of heavy vehicles (B-doubles).</p> <p>b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for roadworks for the internal roads, including parking bays, traffic devices and footpaths generally in accordance with:</p> <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards; and ii) functional layout plans endorsed under part a) of this condition. <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<p>a) Prior to commencing site works</p> <p>b) Prior to commencing roadworks for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
15.	<p>Compliance Assessment – Crowson Lane and Greenhill Road Intersection Interim Layout</p> <p>Unless ultimate intersection works are already delivered by Council as part of the Crowson Lane augmentation project:</p> <p>a) Submit to EDQ DA for Compliance Assessment engineering design and construction drawings, certified by a RPEQ, for the auxiliary left-</p>	a) Prior to commencing intersection works

PDA Development Conditions

No.	Condition	Timing
	<p>turn treatment and channelised right turn lane treatment at the Crowson Lane/Greenhill Road intersection, generally in accordance with the following plans/documents:</p> <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards; and ii) Traffic Impact Assessment, document reference P5708.001R North Maclean Industrial Estate TIA prepared Bitzos Consulting and dated 15 August 2023 <p>b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a RPEQ that the intersection works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the Certification Procedures Manual. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<p>b) Prior to survey plan endorsement for Stage 3</p> <p>c) Prior to survey plan endorsement for stage 3</p>
16.	<p>Mount Lindesay Highway Service Road</p> <p>a) Submit to EDQ IS, approval from the Department of Transport and Main Roads (DTMR) for the entirety of the Mount Lindesay Highway service lane as shown on Staging Sketch Plan, document reference 22-0007P/01-03 Version K, prepared by Wolter Consulting Group and dated 12/07/2024.</p> <p>The service lane is to be designed to allow for the use of heavy vehicles (B-doubles).</p> <p>b) Construct the extent of the service road (Stage 1A) as shown on Staging Sketch Plan, document reference 22-0007P/01-03 Version K, prepared by Wolter Consulting Group and dated 12/07/2024 from the intersection with the new internal road in Stage 1 to the Crowson Lane Interchange in accordance with the approval from DTMR as required under part a).</p> <p>c) Construct the remainder of the service road (stage 2A) as shown on staging Sketch Plan, document reference 22-0007P/01-03 Version K, prepared by Wolter Consulting Group and dated 12/07/2024 with the second stage of development in accordance with the approval from DTMR as required under part a).</p> <p>d) Submit to EDQ IS, certification from a RPEQ that all roadworks have been constructed generally in accordance part a) of this condition.</p> <p>Advice Note: Construction of this service lane in accordance with the Industrial Connector cross-section or as alternatively agreed to by EDQ</p>	<p>a) Prior to commencing works for Stage 1A</p> <p>b) Prior to 30 September 2027</p> <p>c) As indicated</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions

No.	Condition	Timing
	<i>and meets EDQ's minimum requirements for offsetable infrastructure, can be considered offsetable.</i>	
16A	<p>Vehicle Access – Interim Access</p> <p>Construction</p> <p>a) Submit to EDQ IS functional detailed engineering plans and associated calculations, certified by a RPEQ, for the interim estate access and associated stormwater conveyance network generally in accordance with:</p> <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards; and ii) Plan of Reconfiguration, Ref No. 22-0007P/01-02 Version J prepared by Wolter Consulting Group and dated 12/07/2024; iii) Mt Lindesay Highway Interim Estate Access, prepared by Arcadis dated 19/12/2023; and iv) North Maclean Industrial Estate Interim Development Access Technical Memorandum prepared Bitzos Consulting and dated 12 June 2024. <p>The roads are to be designed to allow for the use of heavy vehicles (B-doubles).</p> <p>b) Construct interim access roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a RPEQ that all interim access roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition; ii) all documentation as required by the <i>Certification Procedures Manual</i>; and iii) as-constructed drawings and test results, certified by a RPEQ, for all roadworks constructed under this condition. <p>Decommissioning</p> <p>d) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) A costing schedule certified by an RPEQ, for the monetary value for the demolition, removal and reinstatement of the area nominated for the temporary interim estate access on the Mt Lindesay Highway Interim Estate Access, prepared by Arcadis dated 19/12/2023. ii) A bond or bank guarantee in accordance with the Certification Procedures Manual at 150% of the monetary value submitted under part d) i) of this condition. 	<p>a) Prior to interim vehicle access works commencement</p> <p>b) Prior to survey plan endorsement of the first stage to be sealed, if construction of the service road under condition 16b) has not occurred</p> <p>c) Prior to survey plan endorsement of the first stage to be sealed, if construction of the service road under condition 16b) has not occurred</p> <p>d) Prior to survey plan endorsement of the first stage to be sealed, if construction of the service road under condition 16b) has not occurred.</p>

PDA Development Conditions

No.	Condition	Timing
	<p>e) Submit to EDQ IS, decommissioning plans certified by an RPEQ of the interim estate access identified on Mt Lindesay Highway Interims Estate Access, prepared by Arcadis dated 19/12/2023. Decommissioning must include:</p> <ul style="list-style-type: none"> i) Demolish, remove, rehabilitate and reinstate the area subject to the temporary access easement for the interim estate access; ii) Dispose of waste material at a licensed facility or re-use on site. <p>f) Submit to EDQ IS, certification by an appropriately qualified RPEQ, that decommissioning of the interim vehicle access road identified on Mt Lindesay Highway Interims Estate Access, prepared by Arcadis dated 19/12/2023 has been undertaken in accordance with part e) of this condition.</p> <p><i>Advice note: The bond or bank guarantee require to be submitted in part d) of this condition will be returned by the MEDQ upon completion of part f) of this condition.</i></p>	<p>e) Prior to decommissioning of interim vehicle access road</p> <p>f) Within 3 months of on maintenance of the Mount Lindesay Highway Service Road, or prior to December 2027, whichever comes first.</p>
<p>17. Street lighting</p>	<p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – 'SAA Wiring Rules'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
<p>18. Compliance Assessment - Water reticulation</p>	<p>a) Submit to EDQ DA for Compliance Assessment a detailed water network plan, supported by hydraulic analysis, certified by RPEQ. The water network plan shall be prepared in accordance with:</p> <ul style="list-style-type: none"> i) <i>SEQ Water Supply and Sewerage Design and Construction Code</i>; and 	<p>a) Prior to commencing works for Stage 1</p>

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No.	Condition	Timing
	<ul style="list-style-type: none"> ii) Overall Water Main Sketch Layout Plan, Plan no. 30109334-AAP-WS00OP-CV-SKT-031, Issue 3, prepared by Arcadis and dated 09/02/2024. <ul style="list-style-type: none"> b) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>SEQ Water Supply and Sewerage Design and Construction Code</i>; and ii) the endorsed water network analysis required under part a) of this condition. c) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with <i>SEQ Water Supply and Sewerage Design and Construction Code – Asset Information</i>. 	<ul style="list-style-type: none"> b) Prior to commencing water reticulation work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
19.	<p>Compliance Assessment – Internal Sewer Reticulation</p> <ul style="list-style-type: none"> a) Submit to EDQ DA for Compliance Assessment a detailed internal sewerage network plan, supported by hydraulic analysis, certified by RPEQ. The internal sewer network plan shall be prepared in accordance with: <ul style="list-style-type: none"> i) <i>SEQ Water Supply and Sewerage Design and Construction Code</i>; and ii) Overall Sewer Sketch Layout Plan, Plan No. 3010933-AAP-WS00OP-CV-SKT-032, Issue 2, prepared by Arcadis and dated 22/02/2024. <p>The sewerage network plan shall include the extension of the internal sewer reticulation to the southern boundary to service the external catchment falling to the site.</p> b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> i) <i>SEQ Water Supply and Sewerage Design and Construction Code</i>; and ii) the endorsed sewer network plan required under part a) of this condition c) Construct the internal sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing works for the relevant stage b) Prior to commencing works for the relevant stage c) Prior to survey plan endorsement for the relevant stage

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No.	Condition	Timing
	<p>d) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all internal sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with <i>SEQ Water Supply and Sewerage Design and Construction Code - Asset Information</i>.</p> <p>Advice Note: <i>The Sub-Regional sewerage pump station NM1 and external sewer rising main will be constructed and put in operation by Council.</i></p>	d) Prior to survey plan endorsement for the relevant stage
20.	<p>Temporary Sewage Tankering of Wastewater</p> <p>Unless the Sub-Regional sewerage pump station NM1 and external rising main is completed and in operation by Council:</p> <p>a) Enter into a tankering agreement with Council for the collection and disposal of wastewater for any lots created; and</p> <p>b) Maintain the tankering agreement required by part a) of this condition until Sub-Regional sewerage pump station NM1 is commissioned.</p>	<p>a) Prior to survey plan endorsement for the first stage</p> <p>b) As indicated</p>
21.	<p>Compliance Assessment – Updated Site Based Stormwater Management Plan</p> <p>Submit to EDQ DA for Compliance Assessment an updated Site Base Stormwater Management Plan (SBSMP), certified by a RPEQ, for the management of stormwater within the site to ensure non-worsening to downstream properties, including Mt Lindesay Highway, generally in accordance with <i>PDA Guideline No. 13 Engineering standards, Stormwater Quantity and Stormwater Quality</i>.</p> <p>The updated SBSMP shall include the following:</p> <p>i) Confirmation that the subject site is not impacted by flooding. This confirmation is to be provided through the undertaking of a site based flood model. If impacted by flood, provide further details on the Q100 line and the type of inundation – conveyance and/or storage; OR Demonstrate that the updated current solution identified in the SBSMP ensures that there is no worsening at lawful point of discharge based on Council's nominated 1% AEP flood level at Mt Lindesay Highway.</p> <p>ii) the on-site detention/bio-retention basins form part of the overall solution. Provide an engineering and legal strategy/mechanism (e.g., Easement) to ensure that these devices can continue to perform as designed into the future.</p> <p>iii) Demonstrate that the design of the road stormwater system will convey runoff from the road reserve and the pre-developed lots to the proposed detention / bio-retention basin.</p> <p>iv) Demonstrate that the configuration, sizing and operation of the proposed detention / bio-retention basin system will accommodate runoff from the road stormwater system as per</p>	Prior to commencing works

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No.	Condition	Timing
	<p>part (iii) above and result in no net worsening downstream of the site.</p> <p>v) Conveyance of existing external flows to the existing lawful point of discharge, ensuring no-net worsening downstream of the site.</p>	
22.	<p>Stormwater Conveyance System</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater conveyance system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity; and ii) Updated Site Based Stormwater Management Plan, required by Condition 21 of this approval. <p>b) Construct stormwater network generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencing works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
23.	<p>Compliance Assessment - Stormwater detention/bio-retention basin</p> <p>a) Submit to EDQ DA for Compliance Assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the proposed detention/bio-retention basin designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater Quantity and Stormwater Quality; and ii) Updated Site Based Stormwater Management Plan, required by Condition 21 of this approval. <p>b) Construct the basin generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p> <p>Advice Note: <i>The proposed industrial allotments will have lot-based on-site stormwater detention and water quality treatment measures in the post-development phase. These treatment devices will be installed by the future lot owner with their size and location being allocated to suit the end use. Maintenance of these devices will be the responsibility of the future lot owners.</i></p>	<p>a) Prior to commencing works</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

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No.	Condition	Timing
24.	<p>Compliance Assessment – Swale</p> <p>a) Submit to EDQ DA for Compliance Assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater swale on the western boundary of the land designed generally in accordance with:</p> <ul style="list-style-type: none"> i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and: ii) Swale and Channel Longitudinal Section, Plan No. 30109334-AAP-WS00OP-CV-DRG-0162, Issue 5, Prepared by Arcadis and dated 31/07/2023 iii) Swale and Channel Typical Sections, Plan No. 30109334-AAP-WS00OP-CV-DRG-0164, Issue 5, Prepared by Arcadis and dated 31/07/2023 <p>The detailed design shall ensure that the swale:</p> <ul style="list-style-type: none"> iv) has adequate capacity to convey overland flow up to including the 1 in 100 year event with appropriate freeboard v) is free flowing with no ponding vi) is provided with an adjacent track to allow future maintenance vii) maintain a depth*velocity product not exceeding 0.6 up to including 1 in 100 year event unless agreed in writing by Council viii) is appropriately fenced (fauna exclusion) along the eastern side of the swale. <p>b) Construct the swale generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS swale "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencing works</p> <p>b) Prior to survey plan endorsement for Stage 2</p> <p>c) Prior to survey plan endorsement for Stage 2</p>
25.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
26.	<p>Telecommunications</p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
27.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
28.	Condition Deleted	
Landscape and Environment		
29.	Streetscape Works – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works for all internal roads, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with <i>AS1158 – ‘Lighting for Roads and Public Spaces’</i> ; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencing streetscape work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
30.	Vegetation Clearing a) Submit to EDQ IS a vegetation clearing plan prepared by an ecologist for each stage that excludes the 25m buffer corridor and lot identified for open space.	a) Prior to commencement of clearing for relevant stage

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No.	Condition	Timing
	<ul style="list-style-type: none"> b) Undertake vegetation clearing generally in accordance with the plan submitted under part a) of this condition. The clearing is to be undertaken with the stage to be developed. c) Vegetation clearing is to be supervised by an Ecologist. d) Submit to EDQ IS written certification from an Ecologist that vegetation clearing has been carried out generally in accordance with part b) of this condition. 	<ul style="list-style-type: none"> b) At all times c) At all times d) Within 3 months of completion of clearing of the relevant stage
<p>31.</p>	<p>Fauna Spotter</p> <ul style="list-style-type: none"> a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g., nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ IS certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures was carried out generally in accordance with the conditions of approval. <p>Advice Note: <i>Where an Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval has been granted and includes fauna spotter requirements, the fauna spotter requirements under this condition will not be applicable for the same matters under the EPBC approval.</i></p>	<ul style="list-style-type: none"> a) Prior to commencement of vegetation clearing for the relevant stage b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing of the relevant stage
<p>32.</p>	<p>Vegetation – Compensatory Planting</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a planting plan certified by an ecologist showing the extent of compensatory planting to be undertaken in lot identified as ‘Open Space’ on Proposed Plan of Reconfiguration, Drawing No. 22-0007P/01-02, Version J dated 12/07/2024, prepared by Wolter Consulting Group, excluding the minimum 25m buffer on the western boundary, including, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015. b) Undertake compensatory planting in accordance with a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of vegetation clearing for the relevant stage b) Within 3 months of commencement of vegetation clearing

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No.	Condition	Timing
	c) Once compensatory planting has been undertaken, submit to EDQ IS confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.	c) Within 12 months of commencement of vegetation clearing of the relevant stage
33.	<p>Bushfire Management</p> <p>a) Carry out Bushfire Management Works in accordance with:</p> <ol style="list-style-type: none"> i) Section 6 of the approved Bushfire Management Plan, Report 16014, Final V3, dated 13 July 2018; and ii) Addendum to the Bushfire Management Plan for the proposed development at 4499-4651 Mount Lindsay Highway, North Maclean dated 18 February 2021. <p>b) Submit to EDQ IS verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.</p> <p>Advice Note: <i>If the adjoining landowner obtains approval for vegetation clearing that reduces bushfire impact, then this can be articulated through an updated context plan supported by a new bushfire advice.</i></p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Surveying, Land Transfers and Easements		
34.	<p>Land Transfers – Contaminated Land</p> <p>Submit to EDQ IS a copy of a site suitability statement, as required under the EP Act, confirming that all land conditioned to be transferred to a trustee is suitable for the intended purpose(s). The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act.</p> <p><i>NOTES:</i> <i>For the purpose of this condition a suitably qualified person is defined in the EP Act. A list of approved auditors can be found at the following website:</i> https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</p>	Prior to survey plan endorsement for the relevant stage
35.	<p>Land Transfers – Drainage and Offset Area</p> <p>Transfer, in fee simple, to Council as trustee:</p> <ol style="list-style-type: none"> a) Lot 900 as shown on the approved plans for drainage purposes; b) Lot 901 as shown on the approved plans for drainage purposes; c) Lots 902 and 904 as shown on the approved plans for drainage purposes; 	<ol style="list-style-type: none"> a) On removal of the temporary access easement for the interim access b) At registration of survey plan for Stage 1 c) At registration of survey plan for Stage 2

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No.	Condition	Timing
	d) Lot 903 as shown on the approved plans for drainage and offset open space purposes.	d) At registration of survey plan for Stage 2
36.	<p>Land transfers – Sewerage pump station</p> <p>Transfer in fee simple, to Council as trustee, Lot 905 as shown on Plan of Reconfiguration, Plan No. 22-0007P/01-02, Version J prepared by Wolter Consulting Group and dated 12/07/2024.</p> <p>The land metes and bounds must be to the satisfaction of the Chief Executive Officer of the authority.</p> <p>Advice Note: <i>This land forms part of the sub-regional sewer infrastructure to be delivered by Council. Offsets for the land may be available.</i></p>	At registration of survey plan for the first stage
37.	<p>Rising Main Easement</p> <p>Provide a 6m wide easement, in favour of and at no cost to the Council, along the southern boundary for the proposed sub-regional sewerage rising main generally in accordance as shown on Overall Sewer Sketch Layout Plan, Plan No. 3010933-AAP-WS00OP-CV-SKT-032, Issue 2, prepared by Arcadis and dated 09/02/2024.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p> <p>Advice Note: <i>If an alternative route for the rising main is pursued, the easement can be cancelled at the agreement of Council.</i></p>	At registration of survey plan for the first stage
38.	<p>Easements over Infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	At registration of survey plan for the relevant stage

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 ****