



Our ref: DEV2023/1466

11 October 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

S89(1)(a) Approval of PDA Development Application

PDA Development Application DEV2023/1466 for Development Permit for a Material Change for Warehouse (Distribution Centre on proposed Lot 102) and Reconfiguring a Lot for 1 Lot into 8 Lots plus Access Easements at 4499-4651 Mount Lindesay Highway, North Maclean described as Lot 39 on SP258739

On 11 October 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@edq.qld.gov.au.

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	DEV2023/1466
'Properly made' date	12 October 2023
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Material Change of Use – Warehouse (Distribution Centre) on Lot 102 Reconfiguring a lot – 1 into 8 Lots plus Access Easements

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Material Change of Use – Warehouse (Distribution Centre) • Reconfiguration of a Lot – 1 into 8 Lots plus access easements
Decision date	11 October 2024
Currency period	RaL – 4 years from the date of the decision MCU – 6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Brandon Bouda, Manager
Engineer	Jack Landsberg, Principal Technical Officer
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.	Plan of Reconfiguration; prepared by Wolter Consulting Group	23-0492P/01-01 Version G	12/07/2024 (Amended in red 24/09/2024)
2.	Site Based Stormwater Management Plan – Proposed Lot 102 Flagstone Logistics Estate; prepared by Costin Roe Consulting	14547.03-01g.rpt Version G	05/07/2024
3.	Transport Assessment - Proposed Lot 102 Flagstone Logistics Estate, North Maclean; prepared by Rytenschild Traffic Engineering	RTE reference 23334 Version 2	13/06/2024
4.	Engineering Services Report - Proposed Lot 102 Flagstone Logistics Estate; prepared by Costin Roe Consulting	CO14547.03-02g.rpt Version G	05/07/2024
5.	Noise Impact Assessment – Flagstone Logistics Estate Lot 102 North Maclean Acoustics; prepared by Vipac	70B-23-0453-TRP-66176-2 Revision 02	18/06/2024
6.	Flood Technical Memo “Flagstone Estate: LCC TLPI No. 1/2023 Response – Flood Overlay Code”; prepared by Arcadis	N/A	1/03/2024
Architectural Plans; prepared by Watson Young			
7.	Cover Sheet	DA00	n.d.
8.	Site plan (GLA) - Powerlink	24061 - DA02a Rev P1	31/05/2024 (Amended in Red 20/09/2024)
9.	Floor plans - office	24061 - DA03 Rev P8	31/05/2024
10.	Roof plan	24061 - DA04 Rev P8	31/05/2024 (Amended in Red 20/09/2024)
11.	Warehouse elevations sheet 1	24061 - DA05 Rev P8	31/05/2024
12.	Warehouse elevations sheet 2	24061 - DA06 Rev P8	31/05/2024
13.	Warehouse elevations sheet 3	24061 - DA07 Rev P8	31/05/2024
14.	Office elevations	24061 - DA08 Rev P8	31/05/2024
15.	Sections	24061 - DA09 Rev P8	31/05/2024
16.	Fencing details	24061 - DA10 Rev P8	31/05/2024 (Amended in Red 20/09/2024)
17.	3D views	24061 - DA11 Rev P2	31/05/2024
Landscape Concept Report; prepared by Habit8		Project No. H8-23055; Issue E	22/05/2024
18.	Coversheet	L01 Revision E	22/05/2024
19.	Design Precedent Images	L02 Revision E	22/05/2024

20.	Landscape Design Philosophy	L03 Revision E	22/05/2024 (Amended In Red 20/09/2024)
21.	Overall Landscape Concept Masterplan	L04 Revision E	22/05/2024 (Amended In Red 20/09/2024)
22.	Planting Strategy	L05 Revision E	22/05/2024 (Amended In Red 20/09/2024)
23.	Tree Canopy Shadow Analysis	L06 Revision E	22/05/2024
24.	Landscape Concept Plan 01	L07 Revision E	22/05/2024
25.	Landscape Concept Plan 02	L08 Revision E	22/05/2024
26.	Landscape Concept Plan 03	L09 Revision E	22/05/2024
27.	Landscape Concept Plan 04	L10 Revision E	22/05/2024
28.	Landscape Concept Plan: Outdoor Staff Area (Typical)	L11 Revision E	22/05/2024
29.	Landscape Concept Plan: Setback Planting (Typical)	L12 Revision E	22/05/2024
30.	Landscape Section A-A	L13 Revision E	22/05/2024
31.	Plant Schedule	L14 Revision E	22/05/2024
32.	Charter Hall Standard Specification + Maintenance Notes	L15 Revision E	22/05/2024
33.	Typical Landscape Details	L16 Revision E	22/05/2024
Signage Plans, prepared by Watson Young			
34.	Indicative Signage Plan	P6	29/04/2024
35.	Proposed Elevation Signage	ES0_01 Rev A	05/06/2024
36.	Site Identification Pylon 2,800mm	ID1a	nd
37.	Site Identification Pylon 6,000mm	ID1d	nd
38.	Directional Totem 2,000mm	DR1b	nd
39.	Directional Car Park Entry	DR3	nd
Supporting Plans			
1.	North Maclean Industrial Estate Interim Development Access - Technical memorandum, prepared by Bitzios Consulting	P5708.004T	12/06/2024
2.	Staging Sketch Plan Version K, prepared by Wolter Consulting Group	22-0007P/01-03 Version K	12/07/2024
3.	Mt Lindesay Highway Interim Estate Access, prepared by Arcadis	30109334–AAP-EX00OP–CV-SKT-2000 Issue 3	19/12/2023
4.	Traffic Impact Assessment, prepared by Bitzios Consulting	P5708.001R North Maclean Industrial Estate TIA	15 August 2023
5.	Site Based Stormwater Management Plan (Quantity), prepared by Arcadis	EAG001-30109334-AAR Revision 12	19 June 2024

6.	Site Based Stormwater Quality Management Plan, prepared by Arcadis	EAG003-30109334-AAR Revision 4	15 August 2023
7.	Plan of Reconfiguration, prepared by Wolter Consulting Group	22-0007P/01-02 Version J	12/07/2024

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.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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*.

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
 - 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.

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.

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

Table 1: Conditions of Approval – Reconfiguration of a Lot

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements		
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
2.	Maintain the Approved Development Maintain 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.	At all times
3.	Reconfiguration of a Lot Plan Where additional landscaping area is provided, submit to EDQ DA, an updated Reconfiguration of a Lot plan to accommodate additional area to be landscaped on Lot 102.	Prior to submission of Landscape plans under Condition 62.
4.	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
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> . The maintenance period for all contributed assets within temporary access easements will begin once the access easements are registered as road reserves.	At all times
6.	Construction Management Plan 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: 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	a) Prior to commencing work

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) construction in accordance with the easement requirements as specified by the easement authority; iv) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; v) complaints management procedures; vi) site management: 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. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. <i>Note: All works within the Powerlink Easement to be in accordance with the safety advice provided by Powerlink Queensland.</i>	b) During construction c) During construction
7.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and The certified earthworks plans are to: ii) include a geotechnical soils assessment of the site;	a) Prior to commencing earthworks

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	iii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iv) accord with the Dispersive Management Plan, as required by condition 8 – Dispersive Soil Management; v) include the location and finished surface levels of any cut and/or fill; vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vii) provide details of any areas where surplus soils are to be stockpiled; viii) detail protection measures to: 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; and ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: 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.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) International Erosion Control Association (IECA): Best Practice Erosion and Sediment Control 2008; iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
9.	Dispersive Soil Management 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: 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.	a) Prior to commencing works b) At all times during construction
10.	Traffic Management Plan 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: 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>Austrroads 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. <i>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 applicable road manager.</i>	a) Prior to commencing work b) During construction
11.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: 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>	
12.	Roads subject to Temporary Access Easements (Excludes Interim Vehicle Access) a) Submit to EDQ DA functional layout plans, certified by a RPEQ, generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) Approved Plan of Reconfiguration, Ref No. 23-0492P/01-01g Version G prepared by Wolter Consulting Group and dated 12/07/2024; iii) Traffic Impact Assessment, document reference P5708.001R North Maclean Industrial Estate TIA prepared Bitzos Consulting and dated 15 August 2023 The roads are to be designed to allow for the use of heavy vehicles (B-doubles). 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: i) PDA Guideline No. 13 Engineering standards; and ii) functional layout plans endorsed under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS: 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 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.	a) Prior to commencing site works b) Prior to commencing roadworks for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
13.	Interim Vehicle Access subject to Temporary Access Easement Construction 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: i) PDA Guideline No. 13 Engineering standards; and	a) Prior to interim vehicle access works commencement

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	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. The roads are to be designed to allow for the use of heavy vehicles (B-doubles). b) Construct interim access roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: 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. Decommissioning d) Submit to EDQ IS: 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. e) Submit to EDQ IS, decommissioning plans certified by an RPEQ of the interim estate access identified on Mt Lindesay Highway Interim Estate Access, prepared by Arcadis dated 19/12/2023. Decommissioning must include: 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.	b) Prior to survey plan endorsement, if construction of the service road under condition 14 has not occurred c) Prior to survey plan, if construction of the service road under condition 14 has not occurred d) Prior to survey plan endorsement, if construction of the service road under condition 14 has not occurred. e) Prior to decommissioning of interim vehicle access road

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	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. <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>	f) Within 3 months of on maintenance of the Mount Lindesay Highway Service Road, or prior to December 2027, whichever comes first.
14.	Mount Lindesay Highway Service Road a) Submit to EDQ IS, approval from the Department of Transport and Main Roads (DTMR) for Mount Lindesay Highway service lane 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. The service lane is to be designed to allow for the use of heavy vehicles (B-doubles). 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). c) Submit to EDQ IS, certification from a RPEQ that the Service Road Stage 1A roadworks have been constructed generally in accordance part a) of this condition. Advice Note: Construction of this service lane in accordance with the Industrial Connector cross-section or as alternatively agreed to by EDQ and meets EDQ's minimum requirements for offsetable infrastructure, can be considered offsetable.	a) Prior to commencing works for Stage 1A of staging sketch plan b) Prior to 30 September 2027 c) Prior to survey plan endorsement
15.	Street Lighting – Temporary Access Easements a) Design and install street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within temporary access easements. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’. iii) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>. b) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
16.	Water Reticulation a) Submit to EDQ IS, detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must show connections to Lot 101, 102, 103 and 104 be designed generally in accordance with: i) <i>PDA Guideline No. 13 - Engineering standards</i>; and ii) the approved Engineering Services Report. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) 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) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing water reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Sewer Reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must show connections to Lot 101, 102, 103 and 104 be designed generally in accordance with: i) <i>PDA Guideline No. 13 - Engineering standards</i>; and ii) the approved Engineering Services Report. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
18.	Stormwater Management a) Submit to EDQ IS, a stormwater management plan for lots subject to this subdivision, certified by a suitably qualified RPEQ generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and ii) Supporting plans Site Based Stormwater Management Plan (Quantity) and Site Based Stormwater Quality Management Plan prepared by Arcadis:	a) Prior to commencement of stormwater works

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	The engineering drawings must demonstrate stormwater detention areas surrounding towers 1018-STR-3056 and 1019-STR-3256 must: iii) Ensure the proposed underground stormwater connection between the tower detention area and the eastern detention basin referred to as SW LINE 65 is maintained as free-draining and clear from blockage at all times; and iv) Ensure ground level between towers 1018-STR-3056 and 1019-STR-3256 are levelled to the same height as the access to facilitate maintenance access. b) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater conveyance system designed generally in accordance with: i) <i>PDA Guideline No. 13 - Engineering standards</i>; and ii) Stormwater Management Plan submitted under part a) of this condition. c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part b) of this condition.	b) Prior to commencement of stormwater works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
19.	Stormwater Conveyance System 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: i) <i>PDA Guideline No. 13 - Engineering standards</i>; and ii) Submitted Stormwater Management Plan as required by Condition 18 of this approval. b) Construct stormwater network generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
20.	Stormwater Detention/Bio-retention Basin - Compliance Assessment 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: i) <i>PDA Guideline No. 13 - Engineering standards</i>; and ii) Submitted Stormwater Management Plan as required by Condition 18 of this approval.	a) Prior to commencing works

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	b) Construct the basin generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council. 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>	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
21.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
22.	Telecommunications 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
23.	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 b) Prior to survey plan endorsement
24.	Streetscape Works – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council.	a) Prior to commencing streetscape work within temporary access easements

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
	The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and understorey 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 and an asset register, certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Surveying, Land Dedications and Easements		
25.	Easements over Infrastructure	
	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. 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.	Prior registration of survey plan
26.	Land Transfers – Drainage	
	Transfer, in fee simple, to Council as trustee: a) Lot 900 as shown on the approved plans for drainage purposes; and b) Lot 901 as shown on the approved plans for drainage purposes.	a) On removal of temporary access easement for interim vehicle access, or at registration of survey plan, whichever is later. b) At registration of survey plan
27.	Land transfers – Sewerage pump station	
	Transfer in fee simple, to Council as trustee, Lot 905 as shown on Plan of Reconfiguration, Plan No. 23-0492P/01-01g Version G prepared by Wolter Consulting Group and dated 12/07/2024. The land metes and bounds must be to the satisfaction of the Chief Executive Officer of the authority. 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>	At registration of survey plan

PDA Development Conditions – Reconfiguration of a Lot – 1 into 8 lots plus Temporary Access Easements

No.	Condition	Timing
28.	Powerlink Easement a) The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted unless approved by Powerlink Queensland through a Co-Use Agreement. b) Ensure a 4WD maintenance track is provided along the length of the easement.	For parts a) and b), at all times
29.	Easement D on RP125435 Submit to EDQ IS, an updated Easement D on RP125435 document that includes updated terms and conditions regarding the maintenance of Stormwater Line 65 to be the responsibility of the landholder in accordance with Powerlink's contemporary easement terms and conditions.	Prior to survey plan endorsement
30.	Access easement within Lots 100 and 102 a) Provide an access easement in favour of lots 103 and 901 in accordance with the approved Reconfiguration of a Lot plan, plan 23-0492P/01-01g Version G prepared by Wolter Consulting Group to allow vehicular access to these lots. b) Provide an access easement, in favour of Powerlink Queensland, and at no cost to the grantee, in accordance with the approved Reconfiguration of a Lot plan, plan 23-0492P/01-01g Version G prepared by Wolter Consulting Group to allow vehicular access to Easement D on RP125435.	a) At registration of survey plan b) At registration of survey plan
31.	Temporary Access Easements – Lots 100 and 900 a) Provide temporary access easements in favour of lots 101, 102, 103, 104 and 901 in accordance with the approved Reconfiguration of a Lot plan, plan 23-0492P/01-01g Version G prepared by Wolter Consulting Group to allow vehicular access to lots. b) Submit to EDQ IS, evidence Temporary Access Easements have been surrendered.	a) Prior to survey plan endorsement b) Within 3 months of on maintenance of the Mount Lindesay Highway Service Road, or prior to December 2027, whichever comes first.
Infrastructure Contributions		
32.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

Table 2 – Conditions of Approval for Material Change of Use

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
33.	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 commencement of use
34.	Advertising Devices Advertising devices to be installed in accordance with the approved signage plans.	At all times
35.	Maintain the Approved Development Maintain 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.	At all times following commencement of use
36.	Hours of Operation The approved use can operate up to 24 hours per day, 7 days a week in accordance with the acoustic report approved under condition 65.	At all times following commencement of use
37.	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
38.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
39.	Construction Management Plan 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: 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) construction in accordance with the easement requirements as specified by the easement authority; iv) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;	a) Prior to commencing work

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
	v) complaints management procedures; vi) site management: 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. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. <i>Note: All works within the Powerlink Easement to be in accordance with the safety advice provided by Powerlink Queensland.</i>	b) During construction c) During construction
40.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) International Erosion Control Association (IECA): Best Practice Erosion and Sediment Control 2008; iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
41.	Dispersive Soil Management 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: 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.	a) Prior to commencing works b) At all times during construction
42.	Traffic Management Plan 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: 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. <i>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 applicable road manager.</i>	a) Prior to commencing work b) During construction
43.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions – Material Change of Use - Warehouse

No.	Condition	Timing
	infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: 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>	
44.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans; and The certified earthworks plans are to: iii) include an RPEQ certified geotechnical soils assessment of the site; iv) include an RPEQ certified global stability assessment for any batters and retaining walls; v) accord with the Erosion and Sediment Control Plans, as required by condition 40 – Erosion and sediment management; vi) accord with the Dispersive Management Plan, as required by condition 41 – Dispersive Soil Management vii) include the location and finished surface levels of any cut and/or fill; viii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; ix) provide details of any areas where surplus soils are to be stockpiled; x) detail protection measures to: 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; and xi) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
45.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
46.	Retaining Walls 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: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Engineering Services Report; iv) Include a global stability analysis. 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
47.	Lot 102 Roadworks a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all internal roads and parking areas on Lot 102. The RPEQ certified engineering plans must be designed generally in accordance with the approved Transport Assessment. Include an RPEQ certified structural pavement analysis for the design vehicles nominated in approved Transport Assessment. b) Where Powerlink Queensland has approved the storage of containers and pallets, and the parking of heavy vehicles within the Powerlink Easement, submit an updated Transport Assessment certified by an appropriately qualified RPEQ demonstrating compliance with <i>Australian Standard AS2890.2: 2002 – Parking facilities - Off-street Commercial Vehicle Parking Facilities</i> for the parking of heavy vehicles.	a) Prior to commencing roadworks b) Prior to commencing roadworks

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
	c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks 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 <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.	c) Prior to commencement of use d) Prior to commencement of use
48.	Street Lighting – Lot 102 Internal Road (Access Easement) a) Design and install internal street lighting system, certified by a RPEQ, to all internal roads, including footpaths/bikeways within the proposed easement. The design of the lighting system must: i) meet the relevant standards of Energex; ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’. iii) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>. b) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, demonstrating the requirements of a) have been met.	a) Prior to commencement of use b) Prior to commencement of use
49.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; ii) designed generally in accordance with Council’s adopted standards for a heavy-duty vehicle crossing, refer to standard drawing IPWEA RS-051. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
50.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
51.	Car Parking – Heavy Vehicles a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890.2: 2002 – Parking facilities - Off-street Commercial Vehicle Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
52.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
53.	End of Trip Facilities Provide end of trip facilities in accordance with the Queensland Development Code MP4.1 – Sustainable Buildings, Performance Criteria and Acceptable Solution no. 12.	Prior to commencement of use
54.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
55.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
56.	Stormwater Connection Connect the approved development to a lawful point of discharge: with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability in accordance with Council's current adopted standards.	Prior to commencement of use
57.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ IS for compliance assessment, detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and:	a) Prior to commencement of stormwater works

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
	ii) The approved Site Based Stormwater Management Plan Ref no. 14547.03-01g.rpt Version G, prepared by Costin Roe Consulting. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
58.	Stormwater Management (Quantity) – Compliance Assessment	
	a) Submit to EDQ IS detailed for compliance assessment engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; and ii) The approved Site Based Stormwater Management Plan, Ref no. 14547.03-01g.rpt Version G prepared by Costin Roe Consulting. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, RPEQ certification confirming stormwater infrastructure has been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
59.	Electricity	
	a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
60.	Telecommunications	
	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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
61.	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 commencement of use b) Prior to commencement of use
62.	Landscape Works – Compliance Assessment a) Submit to EDQ IS for compliance assessment, detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved landscape plans and show the following: i) Irrigation infrastructure; ii) location and sizing of rainwater tanks; iii) fencing details and materiality; iv) retaining wall details, cross section and materiality; and v) landscaping area to achieve 5% of the lot area. No trees listed in the approved landscape plan are to be planted in the electricity easement and any other vegetation must not exceed 3.5m in height when fully matured. <i>Note: Compliance assessment applications where fencing and retaining wall structures are located within the bounds of Easement D on RP125435 will be referred to Powerlink Queensland for review.</i> b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use
63.	Storage of Dangerous Goods a) The storage of any dangerous goods must be stored and handled in accordance with the following standards (where relevant): i) <i>AS1940 – The storage and handling of flammable and combustible liquids</i> ii) <i>Australian dangerous goods code</i> iii) <i>Work Health and Safety Regulation 2011</i> b) No storage of dangerous or flammable goods permitted within the Powerlink easement.	a) At all times b) At all times

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
	c) The development shall not store a quantity of hazardous chemicals exceeding the <i>Work Health and Safety Regulation 2011</i> manifest quantity.	c) At all times
64.	Refuse Collection a) Submit a waste management plan in accordance with Council's Planning Scheme Schedule 6 Planning Scheme Policies, SC6.2.9 Waste Management, Part 4 Non-residential refuse collection. Where relevant, include evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
65.	Acoustic Treatments – Compliance Assessment a) Submit to EDQ IS for compliance assessment, an updated noise impact assessment prepared by a suitably qualified person, in accordance with the approved Noise Impact Assessment, prepared by Vipac dated 18 June 2024 to include a mechanical plant assessment. b) Construct the approved development to include the acoustic treatments specified in the endorsed document from part a) of this condition, and the following document i) Flagstone Logistics Estate, North Maclean – Proposed Lot 102 Noise Impact Assessment, prepared by Vipac dated 18 June 2024. c) Submit to EDQ IS evidence that the requirements of part b) of this condition have been met.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
66.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
67.	Sustainability and Efficiency – Compliance Assessment a) Submit to EDQ DA for compliance assessment, a detailed sustainability report prepared by a suitably qualified person with supporting plans and prepared generally in accordance with: i) <i>PDA Guideline 14 - Environmental Values and Sustainable Resource Use</i> . The detailed report is to include at a minimum: ii) Energy management: measures to reduce energy demand, improve energy efficiency and installation of renewable energy	a) Prior to commencement of use

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
	generation (and energy storage were applicable). Target electricity generation technologies to meet average daytime electricity demand as a minimum; iii) Water management: measure for rainwater harvesting, reduction of demand and water efficient features. Demonstrate 100% of irrigation demands are met by captured rainwater (except where top up is required); iv) Materials: Provide a schedule of materials and finishes that demonstrate: 1. a minimum of 20% reduction in upfront carbon compared to a standard warehouse; 2. Thermal efficiency of the building envelope. b) Design, construct and operate the development in accordance with the Sustainability report approved in part a) of this condition. c) Submit to EDQ IS evidence from a suitably qualified person that the requirements of part b) of this condition have been met.	b) Prior to commencement of use c) Prior to commencement of use
68.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays; and ii) Installation of Basic (slow) EVSE chargers to a minimum of 6% of all parking bays b) Electric vehicle charging shall be: i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, commencement of the use
Surveying, Land Dedications and Easements		
69.	Easements over Infrastructure 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. 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.	Prior to commencement of use

PDA Development Conditions – Material Change of Use - Warehouse		
No.	Condition	Timing
70.	Temporary Access Easement Provide temporary access easements burdening Lot 100 and 900 to benefit Lot 102 in accordance with Conditions 11.	Prior to commencement of Use
71.	Powerlink Easement – Activities within the Easement a) The statutory clearances and safety exclusion zones set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted unless approved by Powerlink Queensland through a co-use agreement. b) Ensure unrestricted 24-hour 4WD maintenance track is provided along the length of the easement. c) All construction and operation of the development is to be undertaken in accordance with the terms and conditions of Easement D on RP125435.	For all parts, at all times
Infrastructure Contributions		
72.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

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.

1. The Generic Requirements provided by Powerlink Queensland are provided in Annexure A.
2. For all activities within the Powerlink Easement, approval from Powerlink Queensland, typically through a co-use agreement, will be required.
3. Powerlink has provided the following advice.
For this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is six (6) metres from the 275,000-volt wires and exposed electrical parts. Note: If any interference or alteration to access arrangements occurs prior, during or after the completion of works, the applicant is required to contact the Works Control Manager Easements (Mr Ehren Wittmer – ph 0418 233 916) to formalise unrestricted 24-hour access arrangements.

**** End of Package ****