



Our ref: DEV2024/1532

25 March 2025

Lodge LCC Development Pty Ltd
C/- RPS
Att: Ms Samantha Buchanan and Ms Georgina Bartlett
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: samantha.buchanan@rpsconsulting.com; georgina.bartlett@rpsconsulting.com

Dear Samantha and Georgina

S89(1)(a) Approval of PDA Development Application
Development Permit for Material Change of Use for Other Residential (Land Lease Community) at College and Liberty Drives and Falcon Circuit, Flagstone and described as Lots 50028 on SP342150, 910 on SP346075 and 2 on SP339534

On 25 March 2025, 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@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	
Site address	College Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 50028	SP342150
PDA development application details		
DEV reference number	DEV2024/1532	
'Properly made' date	13 August 2024	
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 for Other Residential (Land Lease Community)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice	
Decision date	25 March 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Sanjib Bhowmick, Senior 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
General			
1.	Land Lease Community Indicative Site Plan, prepared by RPS	AU14602-06E	10/02/2025, and as amended in red on 14/03/2025
2.	Building Control Plan prepared by RPS	AU14602-07E	2/10/2024, and as amended in red on 27/02/2025
Clubhouse			
3.	Site Plan, prepared by Arqus	DA-A1-0-01, revision C	25/07/2024
4.	General arrangement plan - Clubhouse, prepared by Arqus	DA-A1-2-01, revision B	25/07/2024
5.	General arrangement plan – Pool Pavilion, prepared by Arqus	DA-A1-2-02, revision B	25/07/2024
6.	Roof Plan - Clubhouse, prepared by Arqus	DA-A1-2-03, revision A	25/07/2024
7.	Roof Plan – Pool Pavilion, prepared by Arqus	DA-A1-2-04, revision A	25/07/2024
8.	Coloured elevations – Clubhouse, prepared by Arqus	DA-A2-1-01, revision B	27/09/2024
9.	Coloured elevations – Pool Pavilion, prepared by Arqus	DA-A2-1-02, revision A	25/07/2024
Earthworks			
10.	Concept Earthworks Layout Plan Sheet 1 of 3, prepared by Hurley Consulting Engineers	C24005A-SK-C100, revision D	8/10/2024
11.	Concept Earthworks Layout Plan Sheet 2 of 3, prepared by Hurley Consulting Engineers	C24005A-SK-C101, revision D	8/10/2024
12.	Concept Earthworks Layout Plan Sheet 3 of 3, prepared by Hurley Consulting Engineers	C24005A-SK-C102, revision D	8/10/2024
13.	Concept Existing Trunk Sewer Rising Main Longsection, prepared by Hurley Consulting Engineers	C24005A-SK-C500, revision C	25/07/2024
ESG Strategy			
14.	Flagstone LLC ESG Strategy, prepared by Lodge Management Platform	N/A	13/02/2024

Landscape Concept Plans			
15.	1.1 Master Plan, prepared by Place Design Group and James Birrell Design Lab	LCP3	21/10/2024 and as amended in red on 27/02/2025
16.	1.2 Landscape Diagrams, prepared by Place Design Group and James Birrell Design Lab	LCP4	21/10/2024
17.	1.3 Fencing Strategy, prepared by Place Design Group and James Birrell Design Lab	LCP5	21/10/2024 and as amended in red on 27/02/2025
18.	1.4 Pedestrian Movements, prepared by Place Design Group and James Birrell Design Lab	LCP6	21/10/2024
19.	1.5 Entry – Detail Plan, prepared by Place Design Group and James Birrell Design Lab	LCP7	21/10/2024
20.	1.6 Vegetable Garden & Pocket Park Detail Plan, prepared by Place Design Group and James Birrell Design Lab	LCP8	21/10/2024
21.	1.7 Greenlink A – Detail Plan, prepared by Place Design Group and James Birrell Design Lab	LCP9	21/10/2024
22.	1.8 Greenlink B & Typical Open Spaces Detail Plan, prepared by Place Design Group and James Birrell Design Lab	LCP10	21/10/2024
23.	2.1 Landscape Section, prepared by Place Design Group and James Birrell Design Lab	LCP11	21/10/2024
24.	2.2 Landscape Section, prepared by Place Design Group and James Birrell Design Lab	LCP12	21/10/2024
25.	2.3 Landscape Section, prepared by Place Design Group and James Birrell Design Lab	LCP13	21/10/2024
26.	4.0 Precedent Imagery, prepared by Place Design Group and James Birrell Design Lab	LCP24	21/10/2024
27.	5.1 Material Palette, prepared by Place Design Group and James Birrell Design Lab	LCP25	21/10/2024
28.	5.2 Plant Palette, prepared by Place Design Group and James Birrell Design Lab	LCP26	21/10/2024
29.	1.1 Entry – Landscape Concept	388383 Flagstone LLC	12/02/2025
30.	Flagstone Residential Keyplan, prepared by Place Design Group and Arqus Design	SK-01	8/10/2024
31.	Secondary Streetscape – Call Out Plan, prepared by Place Design Group and Arqus Design	SK-02	8/10/2024
32.	Northern Streetscape – Call Out Plan, prepared by Place Design Group and Arqus Design	SK-04	8/10/2024
33.	Western Streetscape – Call Out Plan, prepared by Place Design Group and Arqus Design	SK-05	8/10/2024

34.	Perimeter Landscape Buffer Sections, prepared by Place Design Group and Arqus Design	SK-06	8/10/2024
35.	Streetscape Sections, prepared by Place Design Group and Arqus Design	SK-07	8/10/2024
Stormwater Management			
36.	Stormwater Management Plan, prepared by Engeny	01164_0001-REP-001-1	11/11/2024
Acoustics			
37.	Flagstone Land Lease Community Transport Noise Intrusion Assessment, prepared by SLR	620.10512.00205, Revision 4.0	3/02/2025
Waste Management			
38.	Waste Management Plan, prepared by Hurley Consulting Engineers	C24005AR002, Revision B	17/02/2025

Supporting plans and documents		Number	Date
General			
1.	Proposed Land Lease Community – College Drive, Flagstone EDQ Further Issues Letter Response – EDQ Ref. DEV2024/1532, prepared by Hurley Consulting Engineers	C24005AL004	17/02/2025
2.	College Drive, Flagstone Traffic Impact Assessment, prepared by Bitzios Consulting	P6519.005R College Dr Flagstone TIA, revision 005	10/10/2024
3.	Concept Civil Servicing Layout Plan Sheet 1 of 3, prepared by Hurley Consulting Engineers	C24005A-SK-C103, revision D	8/10/2024
4.	Concept Civil Servicing Layout Plan Sheet 2 of 3, prepared by Hurley Consulting Engineers	C24005A-SK-C104, revision D	8/10/2024
5.	Concept Civil Servicing Layout Plan Sheet 3 of 3, prepared by Hurley Consulting Engineers	C24005A-SK-C105, revision D	8/10/2024

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

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) CHARGER means an EVSE charging facility on a dedicated electrical circuit, capable of supplying up to 7kW of power. Basic charging is typically used for long-park situations such as dwellings and workplaces. Basic charging requires AC power (240 volts) and typically involves the installation of an Electric Vehicle Supply Equipment (EVSE) unit.

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

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

DCOP means the Development Charges and Offset Plan (July 2024) that applies to the PDA as amended or replaced from time to time.

DESTINATION (REGULAR) CHARGER means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.

DSRCIA means the Developer Sub-regional Infrastructure Charges Agreement (PEET Flagstone City Pty Ltd) in effect on 24 May 2019

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.

ICID means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (PEET Flagstone City Pty Ltd) in effect on 24 May 2019

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019

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.

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.

- 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.

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
General		
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 commencement of use

PDA Development Conditions		
No.	Condition	Timing
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 following commencement of use
Use		
3.	Other Residential The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i> and ensure the manufactured homes are owner occupied by a maximum of 2 patrons, other than short term visitors.	At all times
4.	Private Community Facilities Construct the following private community facilities in accordance with the relevant approved plans: a) Stage 1 community facilities; and b) Stage 4 community facilities (including maintenance shed). The Maintenance Shed is to be located as shown on the approved plans and is to be designed to be sympathetic to the built-form setting.	a) Within eighteen (18) months of the occupation of the first dwelling in Stage 1 b) Within three (3) months of the occupation of the first dwellings within Stage 4.
5.	Ancillary Sales/Resales Office/On-site Management/Private Community Facilities building a) Submit to EDQ DA architectural plans for the Ancillary Sales/Resales Office/On-site Management/Private Community Facilities building to be located on the 'Sales' site on the approved Indicative site plan. The plans must activate the main site entry and external parking area as well as be sympathetic to the built-form design of the approved Clubhouse architectural plans. b) Construct the Ancillary Sales/Resales Office/On-site Management/Private Community Facilities building in accordance with the plans submitted in accordance with part a) of this condition.	a) Prior to commencing work b) Prior to commencement of use of Stage 1
6.	Display dwelling units Any display dwelling units are to be decommissioned and converted to dwelling units.	Prior to the last home site having finished construction.

PDA Development Conditions		
No.	Condition	Timing
7.	Visitor Car Parking a) Construct, sign and delineate visitor 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 occupation of the first dwellings within the relevant stage. b) Prior to occupation of the first dwellings within the relevant stage.
8.	ESG Strategy The development must be designed, constructed and operated to include all identified performance outcomes included in the approved ESG Strategy, prepared by Lodge Management Platform and dated 13 February 2024.	At all times
Engineering		
9.	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
10.	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
11.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
12.	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	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	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: 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.	b) During construction c) During construction
13.	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) <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		
No.	Condition	Timing
14.	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
15.	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 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>	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
16.	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 Concept Earthworks Layout Plans. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 13 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) 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 vii) 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 for the relevant stage b) Prior to commencing construction of the first dwelling in the relevant stage/s c) Prior to the occupancy of the first dwelling in the relevant stage/s
17.	Acid Sulfate Soil Management Plan (ASSMP) a) Where on-site ASS are encountered, submit to EDQ IS an Acid sulfate soil 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).	a) Prior to or during earthworks for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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.	b) Prior to commencing construction of the first dwelling in the relevant stage/s c) Prior to survey plan endorsement for the relevant stage
18.	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 Concept Earthworks Layout Plans iv) Retaining walls and their associated footings must be confined within property boundary. v) limited to the maximum height within the site of 1.5m except at the following locations: • near the caravan parking which is limited to 2.3m in height; and • the clubhouse pad which is limited to 1.7m in height. 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 walls 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 commencing construction on the first dwelling in the relevant stage/s c) Prior to commencing construction on the first dwelling in the relevant stage/s
19.	Emergency Access	
	a) Submit to EDQ IS plans for an emergency access to allow a second point of access to the development until the formal Secondary Access is constructed as shown on the approved plans. b) Construct the emergency access generally in accordance with the plans submitted pursuant to a) above including appropriate	Prior to the occupation of the 100th dwelling for both a) and b) and maintained until the formal Secondary Access is provided in accordance with the Secondary Access condition.

PDA Development Conditions		
No.	Condition	Timing
	signposting to ensure that residents are aware that it is for emergency egress only.	
20.	Secondary Access a) Submit to EDQ IS plans for the Secondary access to allow permanent second point of access to the development. b) Construct the Secondary access generally in accordance with the plans submitted pursuant to a) above including appropriate signposting to ensure that residents are aware that it is for emergency egress only.	Prior to the occupation of the first dwelling within Stage 3 for both a) and b) and maintained in perpetuity
21.	Acoustic Treatments – Compliance Assessment a) If the construction of the noise barriers recommended by section 5.1 of the approved acoustic report are to be staged to align with the staging of the development the applicant must submit to EDQ IS for compliance assessment an amended acoustic report that provides staged recommendations. The amended report must be prepared by a suitably qualified person and recommend measures to ensure that all relevant standards are met for the approved uses impacted by the staged construction. b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i> ; and ii) Section 5 of the approved Transport Noise Intrusion Assessment, Project No: 620. 105 12. 00205, Rev 4 prepared by SLR dated 3 February 2025 or the staged recommendations endorsed pursuant to part a) above. c) Submit to EDQ IS evidence that the requirements of part b) of this condition have been met.	a) Prior to commencing any works associated with acoustic treatments. b) Prior to occupation of the first dwelling/building in the relevant stage/s c) Prior to occupation of the first dwelling/building in the relevant stage/s
22.	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 and maintained in perpetuity.
23.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water's current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
27.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use
28.	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
29.	Electric Vehicle Readiness Include electric vehicle readiness in the development as follows: a) Provide for electric vehicle readiness by constructing a dedicated circuit from the circuit board to the garage / car port for at least one Basic (slow) EVSE charger per dwelling, in accordance with the Australian Wiring Rules AS/NZS 3000:2018, as amended. <i>Advice note: The circuit can be fitted with a minimum of 20 Amp GPO outlet which can be replaced by a dedicated EVSE of the occupant's choice. The preferred outlet location is the middle of the passenger side wall.</i> b) Installation of one (1) Destination (regular) EVSE charger within the community.	a) Prior to commencement of use b) Within eighteen (18) months of the occupation of the first dwelling in Stage 1
30.	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		
No.	Condition	Timing
31.	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
32.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development to be undertaken generally in accordance with the approved Waste Management Plan. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to occupation of the first dwelling/building in the relevant stage/s b) At all times following commencement of use
Landscaping		
33.	Landscape Works a) Submit to EDQ IS 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 concept plans. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement landscaping works for the relevant stage/s b) Prior to the occupancy of the first dwelling in the relevant stage/s
Infrastructure charges		
34.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment. <i>Note: As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i>	In accordance with the DCOP.
35.	Implementation Charge a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or	a) In accordance with the ICID; or

PDA Development Conditions		
No.	Condition	Timing
	b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment. <i>Note: As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i>	b) In accordance with the DCOP
36.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment. <i>Notes:</i> • <i>As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i> • <i>The site is not located within a mapped Value capture charge area. Sub-regional charges remain applicable.</i>	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

STANDARD ADVICE

1. 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.
2. All works on and use of the site must be undertaken in accordance with the provisions of the relevant easement terms as well as the executed **Conditions for Works and Services within the Easement Corridor** in relation to Logan Water's sewer easement. It is noted that these documents manage all works and uses permissible within the easement and provides a consent pathway for these.
3. The subject site is adjacent to the Salisbury to Beaudesert Passenger Rail Project. Further information is available at: [Salisbury to Beaudesert Passenger Rail | Department of Transport and Main Roads](#). Please contact the Department of Transport and Main Roads' Rail Planning Team at RailPlanning@tmr.qld.gov.au should you require any additional information.

**** End of Package ****