



Our ref: DEV2024/1540

21 May 2025

CH Hydrangea Pty Ltd  
C/- Therefor Group  
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 Permit for Material Change of Use for a Warehouse (Distribution Centre) and Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements at 4499-4651 Mount Lindesay Highway, North Maclean described as Lot 39 on SP258739**

On 21 May 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 Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden  
**Director**  
**Development Assessment**  
**Economic Development Queensland**



# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone Priority Development Area	
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	DEV2024/1540
'Properly made' date	24 September 2024
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Application to change PDA development approval</li> <li><input type="checkbox"/> Application to extend currency period</li> </ul>
Proposed development	Material Change of Use for a Warehouse (Distribution Centre) and Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

PDA development approval details	
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Material Change of Use – Warehouse (Distribution Centre), and</li> <li>• Reconfiguring a Lot – 1 Lot into 5 Lots plus Balance Lot and Access Easements.</li> </ul>
Decision date	21 May 2025
Currency period	MCU – Six (6) years from the date of the decision RAL – Four (4) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Manjurul Alam, Principal Engineer
Delegate	Amanda Dryden, Director

## Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Site Plan (GFA) PDA Development Scheme, prepared by Watson Young Architects	DA01, Revision P3	05 December 2024 (Amended in Red 29 April 2025)
2.	Floor Plan – Warehouse, prepared by Watson Young Architects	DA02, Revision P4	21 October 2024
3.	Floor Plan – Office, prepared by Watson Young Architects	DA03, Revision P4	18 September 2024
4.	Elevations – Warehouse Sheet 1, prepared by Watson Young Architects	DA04, Revision P4	21 October 2024
5.	Elevations – Office, prepared by Watson Young Architects	DA05, Revision P3	18 September 2024
6.	Overall Roof Plan, prepared by Watson Young Architects	DA06, Revision P3	21 October 2024
7.	Sections, prepared by Watson Young Architects	DA07, Revision P3	21 October 2024
8.	Fence Details, prepared by Watson Young Architects	DA08, Revision P2	18 September 2024
9.	Plan of Reconfiguration, prepared by Wolter Consulting Group	24-0473P-01, Version D	18 December 2024 (Amended in Red 15 May 2025)
10.	Lot 104 Proposed Signage Plan	-	11 April 2025
11.	Design Precedent Images, prepared by Habit8	L02, Revision F	01 April 2025
12.	Landscape Design Philosophy, prepared by Habit8	L03, Revision F	01 April 2025
13.	Overall Landscape Concept Masterplan, prepared by Habit8	L04, Revision F	01 April 2025
14.	Planting Strategy, prepared by Habit8	L05, Revision F	01 April 2025
15.	Tree Canopy Shadow Analysis: Carpark + Frontage, prepared by Habit8	L06, Revision F	01 April 2025
16.	Tree Canopy Shadow Analysis: Street Frontage, prepared by Habit8	L07, Revision F	01 April 2025
17.	Landscape Concept Plan 01, prepared by Habit8	L08, Revision F	01 April 2025
18.	Landscape Concept Plan 02, prepared by Habit8	L09, Revision F	01 April 2025
19.	Landscape Concept Plan 03, prepared by Habit8	L10, Revision F	01 April 2025
20.	Landscape Concept Plan 04, prepared by	L11, Revision F	01 April 2025

## 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
	Habit8		
21.	Landscape Concept Plan 05, prepared by Habit8	L12, Revision F	01 April 2025
22.	Landscape Concept Plan 06, prepared by Habit8	L13, Revision F	01 April 2025
23.	Landscape Concept Plan 07, prepared by Habit8	L14, Revision F	01 April 2025
24.	Landscape Concept Plan 08, prepared by Habit8	L15, Revision F	01 April 2025
25.	Landscape Concept Plan: Setback Planting (Typical), prepared by Habit8	L16, Revision F	01 April 2025
26.	Landscape Section A-A, prepared by Habit8	L17, Revision F	01 April 2025
27.	Plant Schedule, prepared by Habit8	L18, Revision F	01 April 2025
28.	Charter Hall Standard Specification + Maintenance Notes, prepared by Habit8	L19, Revision F	01 April 2025
29.	Typical Landscape Details, prepared by Habit8	L20, Revision F	01 April 2025
30.	Noise Impact Assessment, prepared by Vipac	70B-24-0491-TRP-82422-1	13 September 2024
31.	Civil Engineering Report: Site Based Stormwater Management Plan, prepared by Northrop	BN241827, Rev C	14 March 2025
32.	Civil Engineering Report: Engineering Services Report, prepared by Northrop	BN241827, Rev B	20 September 2024
33.	Bulk Earthworks Layout Plan Sheet 1 of 2, prepared by Northrop	DA-101, Revision C	13 December 2024
34.	Bulk Earthworks Layout Plan Sheet 2 of 2, prepared by Northrop	DA-102, Revision C	13 December 2024
35.	Bulk Earthworks Sections Sheet 1 of 5, prepared by Northrop	DA-111, Revision D	16 December 2024
36.	Bulk Earthworks Sections Sheet 2 of 5, prepared by Northrop	DA-112, Revision D	16 December 2024
37.	Bulk Earthworks Sections Sheet 3 of 5, prepared by Northrop	DA-113, Revision D	16 December 2024
38.	Bulk Earthworks Sections Sheet 4 of 5, prepared by Northrop	DA-114, Revision C	13 December 2024
39.	Bulk Earthworks Sections Sheet 5 of 5, prepared by Northrop	DA-115, Revision B	13 December 2024
40.	Retaining Wall Layout Plan, prepared by Northrop	DA-120, Revision A	13 December 2024

### 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
41.	Wall 1 Elevation and Setout, prepared by Northrop	DA-121, Revision B	16 December 2024
42.	Wall 2 Elevation and Setout, prepared by Northrop	DA-122, Revision B	16 December 2024
43.	Civil Grading & Services Layout Plan Sheet 1 of 2, prepared by Northrop	DA-211, Revision F	28 March 2025
44.	Civil Grading & Services Layout Plan Sheet 2 of 2, prepared by Northrop	DA-212, Revision D	17 March 2025
45.	Typical Sections, prepared by Northrop	DA-220, Revision A	13 December 2024
46.	Stormwater Drainage Catchment Layout Plan, prepared by Northrop	DA-311, Revision C	17 March 2025
47.	Preliminary Hazard Analysis, prepared by R T Benbow & Associates	248094_PHA_Rev5	December 2024
48.	Transport Assessment, prepared by Rytenschild Traffic Engineering	24168, Version 1	18 December 2024

### Supporting plans and documents

To remove any doubt, the following documents are not approved for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans and documents		Number	Date
49.	Staging Sketch Plan, prepared by Therefor Group	22-0007P/01-03, Version L	19 February 2025
50.	Mount Lindesay Highway Interim Estate Access, prepared by Arcadis	30109334-AAP-EX000P-CV-SKT-2000, Issue 03	19 December 2023
51.	North Maclean Industrial Estate Interim Development Access Technical Memorandum, prepared by Bitzios	P5708.004T	12 June 2024
52.	Site Based Stormwater Management Plan (Quantity), prepared by Arcadis	EAG001-30109334-AAR, Revision 12	19 June 2024
53.	Site Based Stormwater Quality Management Plan, prepared by Arcadis	EAG003-30109337-AAR, Revision 4	15 August 2023
54.	North Maclean Industrial Estate Traffic Impact Assessment, prepared by Bitzios	P5708.001R North Maclean Industrial Estate TIA	15 August 2023

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil or insert preamble

### 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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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.

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

<sup>2</sup> 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

**Table 1: Conditions of Approval – Reconfiguring a Lot**

**ADVICE:** ANY CONDITIONS IN THIS APPROVAL THAT HAVE ALREADY BEEN SATISFIED IN ACCORDANCE WITH APPROVAL DEV2018/961/18, DEV2023/1446 AND/OR DEV2023/1466 ARE DEEMED TO BE SATISFIED.

### PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
1.	<b>Carry out the Approved Development</b>  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.	<b>Maintain the Approved Development</b>  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.	<b>Certification of Operational Work</b>  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
4.	<b>Construction Management Plan</b>  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: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act,</li> <li>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,</li> <li>iii) construction in accordance with the easement requirements as specified by the easement authority,</li> <li>iv) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act,</li> <li>v) complaints management procedures,</li> </ul>	a) Prior to commencing work



## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<p>vi) site management:</p> <ol style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site,</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site,</li> <li>3. for safe and functional temporary vehicular access points and frequency of use,</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites,</li> <li>5. for the location of materials, structures, plant and equipment,</li> <li>6. of waste generated by construction activities,</li> <li>7. detailing how materials are to be loaded/unloaded,</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets),</li> <li>9. of employee and visitor parking areas,</li> <li>10. of anticipated staging and programming,</li> <li>11. for the provision of safe and functional emergency exit routes, and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p> <p><b>Note:</b> All works within the Powerlink Easement to be in accordance with the safety advice provided by Powerlink Queensland.</p>	<p>b) During construction</p> <p>c) During construction</p>
5.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>, and</li> <li>ii) The approved Engineering plans.</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>iii) include a geotechnical soils assessment of the site,</li> <li>iv) accord with the Erosion and Sediment Control Plans, as required by Condition 6 – Erosion and Sediment Management,</li> <li>v) accord with Dispersive Management Plan, as required by Condition 7 – Dispersive Soil Management,</li> <li>vi) include the location and finished surface levels of any cut and/or fill,</li> <li>vii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation,</li> <li>viii) provide details of any areas where surplus soils are to be stockpiled,</li> <li>ix) detail protection measures to:</li> </ol>	<p>a) Prior to commencing earthworks</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development,</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development, and</li> </ol> <p>x) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition, and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ol> <p><b>Note:</b> Any blasting proposed within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
6.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A),</li> <li>ii) International Erosion Control Association (IECA): Best Practice Erosion and Sediment Control 2008,</li> <li>iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ol> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
7.	<p><b>Dispersive Soil Management</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>i) the suite of methods required to identify and re-use of dispersive soils,</li> <li>ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated.</li> </ol> <p>b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing works</p> <p>b) At all times during construction</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
8.	<p><b>Traffic Management Plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours,</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site,</li> <li>iii) provision of parking for workers and materials delivery,</li> <li>iv) risk identification, assessment and identification of mitigation measures,</li> <li>v) ongoing monitoring, management review and certified updates (as required), and</li> <li>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.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i><b>Note:</b> Operational traffic changes, such as temporary and permanent lane modification, 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></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
9.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with the statutory requirements and the External Authority's design standards.</p> <p><i><b>Note:</b> 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 associated with the approved development.</i></p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
10.	<p><b>Roads subject to Temporary Access Easements (Excludes Interim Vehicle Access)</b></p> <p>a) Submit to EDQ DA functional layout plans, certified by a RPEQ, generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards</i>,</li> <li>ii) Plan of Reconfiguration, prepared by Wolter Consulting Group,</li> </ul>	<p>a) Prior to commencing site works</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<p>document no. 24-0473P-01 Version D, dated 18 December 2024, and</p> <p>iii) North Maclean Industrial Estate Traffic Impact Assessment, prepared by Bitzios, document no. P5708.001R North Maclean Industrial Estate TIA, dated 15 August 2023.</p> <p>The roads are to be designed to allow for the use of heavy vehicles (B-doubles).</p> <p>b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for roadworks for the internal roads, including parking bays, traffic devices and footpaths generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 – Engineering standards</i>, and</p> <p>ii) functional layout plans endorsed under part a) of this condition.</p> <p>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS:</p> <p>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,</p> <p>ii) all documentation as required by the <i>Certification Procedures Manual</i>, and</p> <p>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</p>	<p>b) Prior to commencing roadworks for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
11.	<p><b>Interim Vehicle Access subject to Temporary Access Easement</b></p> <p><b>Construction</b></p> <p>a) Submit to EDQ IS functional detailed engineering plans and associated calculations, certified by a RPEQ, for the interim estate access and associated stormwater conveyance network generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 – Engineering standards</i>,</p> <p>ii) Plan of Reconfiguration, prepared by Wolter Consulting Group, document no. 24-0473P-01 Version D, dated 18 December 2024,</p> <p>iii) Mount Lindesay Highway Interim Estate Access, prepared by Arcadis, document no. 30109334-AAP-EX00OP-CV-SKT-2000 Issue 03, dated 19 December 2023, and</p> <p>iv) North Maclean Industrial Estate Interim Development Access Technical Memorandum, prepared by Bitzios Consulting, dated 12 June 2024.</p> <p>The road are to be designed to allow for the use of heavy vehicles (B-doubles).</p>	<p>a) Prior to interim vehicle access works commencement</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<p>b) Construct interim access roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>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,</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>, and</li> <li>iii) as-constructed drawings and test results, certified by a RPEQ, for all roadworks constructed under this condition.</li> </ul> <p><b>Decommissioning</b></p> <p>d) Submit to EDQ IS:</p> <ul style="list-style-type: none"> <li>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 Mount Lindesay Highway Interim Estate Access, prepared by Arcadis, document no. 30109334-AAP-EX00OP-CV-SKT-2000 Issue 03, dated 19 December 2023.</li> <li>ii) A bond or bank guarantee in accordance with the <i>Certification Procedures Manual</i> at 150% of the monetary value submitted under part d) i) of this condition.</li> </ul> <p>e) Submit to EDQ IS, decommissioning plans certified by an RPEQ of the interim estate access identified on Mount Lindesay Highway Interim Estate Access, prepared by Arcadis, document no. 30109334-AAP-EX00OP-CV-SKT-2000 Issue 03, dated 19 December 2023. Decommissioning must include:</p> <ul style="list-style-type: none"> <li>i) Demolish, remove, rehabilitate and reinstate the area subject to the temporary access easement for the interim estate access, and</li> <li>ii) Dispose of waste material at a licensed facility or re-use on site.</li> </ul> <p>f) Submit to EDQ IS, certification by an appropriately qualified RPEQ, that decommissioning of the interim vehicle access road identified on Mount Lindesay Highway Interim Estate Access, prepared by Arcadis, document no. 30109334-AAP-EX00OP-CV-SKT-2000 Issue 03, dated 19 December 2023 has been undertaken in accordance with part e) of this condition.</p> <p><b>Note:</b> The bond or bank guarantee required to be submitted in part d) of this condition will be returned by the MEDQ upon completion of part f) of this condition.</p>	<p>b) Prior to survey plan endorsement, if construction of the service road under Condition 12 has not occurred</p> <p>c) Prior to survey plan endorsement, if construction of the service road under Condition 12 has not occurred</p> <p>d) Prior to survey plan endorsement, if construction of the service road under Condition 12 has not occurred</p> <p>e) Prior to decommissioning of interim vehicle access road</p> <p>f) Within 3 months of on maintenance of the Mount Lindesay Highway Service Road, or prior to December 2027, whichever comes first</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
12.	<p><b>Mount Lindesay Highway Service Road</b></p> <p>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, prepared by Therefor Group, document no. 22-0007P/01-03 Version L, dated 19 February 2025.</p> <p>The service lane is to be designed to allow for the use of heavy vehicles (B-doubles).</p> <p>b) Construct the extent of the service road (Stage 1A) as shown on Staging Sketch Plan, prepared by Therefor Group, document no. 22-0007P/01-03 Version L, dated 19 February 2025 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) of this condition.</p> <p>c) Submit to EDQ IS, certification from a RPEQ that the Service Road Stage 1A roadworks have been constructed generally in accordance with part a) of this condition.</p> <p><i><b>Note:</b> 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.</i></p>	<p>a) Prior to commencing works for Stage 1A of staging sketch plan</p> <p>b) Prior to 30 September 2027</p> <p>c) Prior to survey plan endorsement</p>
13.	<p><b>Street Lighting – Temporary Access Easements</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex,</li> <li>ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’, and</li> <li>iii) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>.</li> </ul> <p>b) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
14.	<p><b>Water Reticulation</b></p> <p>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 104 and 105 be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards</i>, and</li> <li>ii) the approved Civil Engineering Report.</li> </ul> <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing water reticulation work</p> <p>b) Prior to survey plan endorsement</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<p>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:</p> <ul style="list-style-type: none"> <li>i) Council’s current adopted standards, and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.</li> </ul>	<p>c) Prior to survey plan endorsement</p>
<b>15.</b>	<p><b>Sewer Reticulation</b></p> <p>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 104 and 105 be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards</i>, and</li> <li>ii) the approved Civil Engineering Report.</li> </ul> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as-constructed’ plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Council’s current adopted standards, and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code – Asset Information.</li> </ul>	<p>a) Prior to commencing sewer reticulation work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>16.</b>	<p><b>Stormwater Management</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards – Stormwater quality</i>, and</li> <li>ii) Supporting plans Site Based Stormwater Management Plan (Quantity), prepared by Arcadis, document no. EAG001-30109334-AAR Revision 12, dated 19 June 2024 and Site Based Stormwater Management Plan, prepared by Arcadis, document no. EAG003-30109337-AAR Revision 4, dated 15 August 2023.</li> </ul> <p>The engineering drawings must demonstrate stormwater detention areas surrounding towers 1018-STR-3056 and 1019-STR-3256 must:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>	<p>a) Prior to commencement of stormwater works</p>

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<ul style="list-style-type: none"> <li>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:                             <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards</i>, and</li> <li>ii) Stormwater Management Plan submitted under part a) of this condition.</li> </ul> </li> <li>c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencement of stormwater works</li> <li>c) Prior to survey plan endorsement</li> <li>d) Prior to survey plan endorsement</li> </ul>
<b>17.</b>	<p><b>Stormwater Conveyance System</b></p> <ul style="list-style-type: none"> <li>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:                             <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards</i>, and</li> <li>ii) Submitted Stormwater Management Plan as required by Condition 16 of this approval.</li> </ul> </li> <li>b) Construct stormwater network generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS ‘as-constructed’ plans, certified by a RPEQ including an asset register in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing works for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul>
<b>18.</b>	<p><b>Stormwater Detention/Bio-retention Basin – Compliance Assessment</b></p> <ul style="list-style-type: none"> <li>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:                             <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 – Engineering standards</i>, and</li> <li>ii) Submitted Stormwater Management Plan as required by Condition 16 of this approval.</li> </ul> </li> <li>b) Construct the basin generally in accordance with the endorsed plans required under part a) of this condition.</li> <li>c) Submit to EDQ IS ‘as-constructed’ plans, certified by a RPEQ including an asset register in a format acceptable to Council.</li> </ul> <p><b>Note:</b> The proposed industrial allotments will have lot-based on-site stormwater detention and water quality treatment measures in the post-development phase.</p>	<ul style="list-style-type: none"> <li>a) Prior to commencing works</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul>



## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<i>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>19.</b>	<b>Electricity</b>  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
<b>20.</b>	<b>Telecommunications</b>  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
<b>21.</b>	<b>Broadband</b>  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
<b>22.</b>	<b>Streetscape Works – Compliance Assessment</b>  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.  The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with <i>AS1158 – ‘Lighting for Roads and Public Spaces’</i> , ii) footpath treatments, iii) location and specifications of streetscape furniture, iv) location and size of stormwater treatment devices, and v) street trees and understorey plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.	a) Prior to commencing streetscape work within temporary access easements

## PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements

No.	Condition	Timing
	<p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as-constructed’ plans and an asset register, certified by an AILA.</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<b>Surveying, Land Dedications and Easements</b>		
<b>23.</b>	<p><b>Easements over Infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to registration of survey plan
<b>24.</b>	<p><b>Land Transfers – Drainage</b></p> <p>Transfer, in fee simple, to Council as trustee:</p> <p>a) Lot 900 as shown on the approved plans for drainage purposes, and</p> <p>b) Lot 901 as shown on the approved plans for drainage purposes.</p>	<p>a) On removal of temporary access easement for interim vehicle access, or at registration of survey plan, whichever is later</p> <p>b) At registration of survey plan</p>
<b>25.</b>	<p><b>Land Transfers – Sewerage Pump Station</b></p> <p>Transfer in fee simple, to Council as trustee, Lot 905 as shown on Plan of Reconfiguration, prepared by Wolter Consulting Group, document no. 24-0437P-01 Version D, dated 18 December 2024.</p> <p>The land metes and bounds must be to the satisfaction of the Chief Executive Officer of the authority.</p> <p><b>Note:</b> This land forms part of the sub-regional sewer infrastructure to be delivered by Council. Offsets for the land may be available.</p>	At registration of survey plan
<b>26.</b>	<p><b>Powerlink Easement</b></p> <p>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.</p>	For parts a) and b), at all times

**PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements**

No.	Condition	Timing
	b) Ensure a 4WD maintenance track is provided along the length of the easement.	
27.	<b>Easement D on RP125435</b>  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
28.	<b>Temporary Access Easements – Lots 100 and 900</b>  a) Provide temporary access easements in favour of Lots 104, 105, and 901 in accordance with the approved Plan of Reconfiguration, prepared by Wolter Consulting Group, document no. 24-0473P-01 Version D, dated 18 December 2024 to allow for 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
29.	<b>Notification to Potential Purchasers – Earthworks Batters</b>  a) Provide a written undertaking that any potential purchaser of proposed Lot 100 affected by earthworks batters, will be provided written advice as follows: i) The lot is impacted by earthworks batters supporting Lot 104, ii) Enable access for maintenance by the landowner of Lot 104, iii) Prohibit excavation or any modification of the batter unless approval has been granted by the MEDQ, and iv) Earthworks batters can only be demolished and/or replaced with retaining walls upon future MCU and/or Operational Works approvals being granted.	a) Prior to survey plan endorsement

### **PDA Development Conditions – Reconfiguring a Lot for 1 Lot into 5 Lots plus Balance Lot and Access Easements**

<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>Infrastructure Contributions</b>		
<b>30.</b>	<b>Infrastructure Charges</b>  Pay to MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

**Table 2: Conditions of Approval – Material Change of Use**

### **PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)**

<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>31.</b>	<b>Carry Out the Approved Development</b>  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
<b>32.</b>	<b>Advertising Devices</b>  Advertising devices to be installed in accordance with the approved Lot 104 Proposed Signage Plan, dated 11 April 2025.	At all times
<b>33.</b>	<b>Maintain the Approved Development</b>  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
<b>34.</b>	<b>Hours of Operation</b>  The approved use can operate up to 24-hours per day, 7-days a week in accordance with the noise impact assessment endorsed under the conditions of this approval.	At all times following commencement of use
<b>35.</b>	<b>Hours of Work – Construction</b>  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
<b>36.</b>	<b>Out of Hours Work – Compliance Assessment</b>  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 <sup>3</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date

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

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PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
39.	<b>Erosion and Sediment Management</b> <p>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:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A),</li> <li>ii) International Erosion Control Associated (IECA): Best Practice Erosion and Sediment Control 2008,</li> <li>iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
40.	<b>Dispersive Soil Management</b> <p>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:</p> <ul style="list-style-type: none"> <li>i) the suite of methods with the exposure and re-use of dispersive soils,</li> <li>ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated.</li> </ul> <p>b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing works</p> <p>b) At all times during construction</p>
41.	<b>Traffic Management Plan</b> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours,</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site,</li> <li>iii) provision for parking for workers and materials delivery,</li> <li>iv) risk identification, assessment and identification of mitigation measures,</li> <li>v) ongoing monitoring, management review and certified updates (as required), and</li> <li>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.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
	<p><b>Note:</b> 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.</p>	
42.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure 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 other and in accordance with statutory requirements and the External Authority's design standards.</p> <p><b>Note:</b> 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 associated with the approved development.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
43.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments, and</li> <li>the approved plans, and</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>include an RPEQ certified geotechnical soils assessment of the site,</li> <li>include an RPEQ certified global stability assessment for any batters and retaining walls,</li> <li>accord with the Erosion and Sediment Control Plans, as required by the Erosion and Sediment Management condition,</li> <li>accord with the Dispersive Management Plan, as required by the Dispersive Soil Management condition,</li> <li>include the location and finished surface levels of any cut and/or fill,</li> <li>detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation,</li> <li>provide details of any areas where surplus soils are to be stockpiled,</li> <li>detail protection measures to: <ol style="list-style-type: none"> <li>ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development,</li> <li>preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development, and</li> </ol> </li> <li>where rock or ground anchors are required within adjoining road</li> </ol>	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
	<p>or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition, and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul> <p><b>Note:</b> Any blasting proposed within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>44.</b>	<p><b>Acid Sulfate Soils Management Plan</b></p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS and 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).</p> <p>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.</p> <p>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.</p>	<p>a) Prior to commencement of, or during, earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>45.</b>	<p><b>Retaining Walls</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50-year design life,</li> <li>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>),</li> <li>iii) located and designed generally in accordance with the approved Civil Engineering Report: Engineering Services Report, document no. BN241827 Revision B, dated 20 September 2024,</li> <li>iv) include a global stability analysis.</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>



PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
	condition.	
46.	<b>Roadworks – Lot 104 Internal Trafficable Area</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all internal roads and parking areas on Lot 104. The RPEQ certified engineering plans must be designed generally in accordance with the Transport Assessment, prepared by Rytenskild Traffic Engineering, document no. 24168 Version 1, dated 18 December 2024. Include an RPEQ certified structural pavement analysis for the design vehicles nominated in the approved Transport Assessment.</li> <li>b) Where Powerlink Queensland has approved the storage of containers and pallets, and the parking of heavy vehicles within 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.</li> <li>c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>d) Submit to EDQ IS: <ul style="list-style-type: none"> <li>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 a) of this condition, and</li> <li>ii) all documentation as required by the <i>Certification Procedures Manual</i>.</li> <li>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.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing roadworks</li> <li>b) Prior to commencing roadworks</li> <li>c) Prior to commencement of use</li> <li>d) Prior to commencement of use</li> </ul>
47.	<b>Vehicle Access</b> <ul style="list-style-type: none"> <li>a) Construct vehicle crossovers: <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans, and</li> <li>ii) designed generally in accordance with Council's adopted standards for a heavy-duty vehicle crossing, refer to standard drawing IPWEA RS-051.</li> </ul> </li> <li>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>
48.	<b>Car Parking</b> <ul style="list-style-type: none"> <li>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> </ul>

<b>PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
<b>49.</b>	<b>Parking – Heavy Vehicles</b>  a) Construct, sign and delineate loading dock parking/standing spaces generally in accordance with <i>Australian Standards AS2890.2: 2002 – Parking facilities – Off-street Commercial Vehicle Parking Facilities</i> and the approved plans.  b) Submit to EDQ IS RPEQ certification that loading dock parking/standing spaces have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use  b) Prior to commencement of use
<b>50.</b>	<b>Bicycle Parking</b>  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
<b>51.</b>	<b>End of Trip Facilities</b>  Provide end of trip facilities in accordance with the <i>Queensland Development Code MP4.1 – Sustainable Buildings</i> , Performance Criteria and Acceptable Solution no. 12.	Prior to commencement of use
<b>52.</b>	<b>Water Connection</b>  Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
<b>53.</b>	<b>Sewer Connection</b>  Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
<b>54.</b>	<b>Stormwater Connection</b>  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 in accordance with Council's current adopted standards, and b) generally in accordance with the approved Civil Grading & Services Layout Plan Sheet 1 of 2, prepared by Northrop, document no. DA-211 Revision F, dated 28 March 2025.	Prior to commencement of use

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
55.	<b>Stormwater Management (Quality)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, and</li> <li>ii) The approved Civil Engineering Report: Site Based Stormwater Management Plan, prepared by Northrop, document no. BN241827 Revision C, dated 14 March 2025.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul>
56.	<b>Stormwater Management (Quantity)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for stormwater drainage system designed in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>, and</li> <li>ii) The approved Civil Engineering Report: Site Based Stormwater Management Plan, prepared by Northrop, document no. BN241827 Revision C, dated 14 March 2025.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul>
57.	<b>Electricity</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
58.	<b>Telecommunications</b> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
59.	<b>Broadband</b> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications services 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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
60.	<b>Landscape Works</b> <p>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 plans and show the following:</p> <ul style="list-style-type: none"> <li>i) irrigation infrastructure,</li> <li>ii) location and sizing of rainwater tanks,</li> <li>iii) fencing details and materiality,</li> <li>iv) retaining wall details, cross section and materiality, and</li> <li>v) landscaping area to achieve a minimum of 5% of the lot area.</li> </ul> <p>No trees listed in the approved landscape concept report are to be planted in the Powerlink Easement and any other vegetation must not exceed 3.5m in height when fully matured.</p> <p>All fencing within the bounds of Easement D on RP125435 shall maintain a minimum 5.6m vertical clearance from the top of the fence (including any barbed wire) to the powerlines.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
61.	<b>Refuse Collection</b> <ul style="list-style-type: none"> <li>a) Submit a waste management plan in accordance with Council's Planning Scheme <i>Schedule 6 Planning Scheme Policies, SC6.2.9 Waste Management, Part 4 Non-residential refuse collection</i>. Where relevant, include evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</li> <li>b) Implement the refuse collection arrangement submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) At all times following commencement of use</li> </ul>
62.	<b>Acoustic Treatments</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS an updated noise impact assessment prepared and certified by a suitably qualified person, in accordance with the approved Noise Impact Assessment, prepared by Vipac, document no. 70B-24-0491-TRP-82422-1, dated 13 September 2024 to include a mechanical plant assessment.</li> <li>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: <ul style="list-style-type: none"> <li>i) Noise Impact Assessment, prepared by Vipac, document no. 70B-24-0491-TRP-82422-1, dated 13 September 2024.</li> </ul> </li> <li>c) Submit to EDQ IS evidence that the requirements of part b) of this condition have been met.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul>
63.	<b>Outdoor Lighting</b> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use
64.	<b>Sustainability and Efficiency – Compliance Assessment</b> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline 14 – Environmental Values and Sustainable Resource Use</i>.</li> </ul> <p>The detailed report is to include at a minimum:</p> <ul style="list-style-type: none"> <li>ii) Energy management: Measures to reduce energy demand, improve energy efficiency and installation of renewable energy generation (and energy storage where applicable). Target electricity generation technologies to meet average daytime electricity demand as a minimum,</li> <li>iii) Water management: Measures for rainwater harvesting,</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> </ul>

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
	<p>reduction of demand and water efficient features. Demonstrate 100% of irrigation demands are met by captured rainwater (except where top up is required),</p> <p>iv) Material: Provide a schedule of materials and finishes that demonstrate:</p> <ol style="list-style-type: none"> <li>1. a minimum of 20% reduction in upfront carbon compared to a standard warehouse, and</li> <li>2. Thermal efficiency of the building envelope.</li> </ol> <p>b) Design, construct and operate the development in accordance with the Sustainability report approved in part a) of this condition.</p> <p>c) Submit to EDQ IS evidence from a suitably qualified person that the requirements of part b) of this condition have been met.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>65.</b>	<p><b>Electric Vehicle Readiness</b></p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ol style="list-style-type: none"> <li>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</li> <li>ii) Installation of Basic (slow) EVSE chargers to a minimum of 6% of all parking bays.</li> </ol> <p>b) Electric vehicle charging shall be:</p> <ol style="list-style-type: none"> <li>i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile, and</li> <li>ii) designed with regard to fire retardance and ventilation.</li> </ol> <p>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.</p>	<p>For all parts of this condition, prior to commencement of use</p>
Surveying, Land Dedications and Easements		
<b>66.</b>	<p><b>Easements Over Infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use</p>
<b>67.</b>	<p><b>Temporary Access Easement</b></p> <p>Provide temporary access easements burdening Lot 100 and 900 to benefit Lot 104 in accordance with the conditions of this approval.</p>	<p>Prior to commencement of use</p>

PDA Development Conditions – Material Change of Use for Warehouse (Distribution Centre)		
No.	Condition	Timing
68.	<p><b>Powerlink Easement – Activities within the Easement</b></p> <p>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.</p> <p>b) Ensure unrestricted 24-hour 4WD maintenance track is provided along the length of the easement.</p> <p>c) All construction and operation of the development is to be undertaken in accordance with the terms and conditions of Easement D on RP125435.</p> <p>d) Submit to EDQ DA an as-built survey of the finished hardstand surface level on easement following completion of works.</p> <p><i><b>Note:</b> The applicant is responsible for any rectifications required whereby the resultant finished surface level of the development on Powerlink's easement provides less than 7.6m clearance to the nearest phase conduction prior to commencement of use.</i></p>	<p>a) At all times</p> <p>b) At all times</p> <p>c) At all times</p> <p>d) Prior to commencement of use</p>
<b>Infrastructure Contributions</b>		
69.	<p><b>Infrastructure Charges</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is 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.</p>	<p>In accordance with the DCOP</p>

### STANDARD ADVICE

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

For all activities within the Powerlink Easement, approval from Powerlink Queensland, typically through a co-use agreement, will be required.

The Generic Requirements provided by Powerlink Queensland are provided in Annexure A.

The Specific Conditions Application to Controlled Activities provided by Powerlink Queensland are provided in Annexure B.

**\*\* End of Package \*\***