



Our ref: DEV2025/1637

11 August 2025

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

Email: jtaylor@thereforgroup.com.au

Dear Ms Taylor

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

PDA Development Permit DEV2025/1637 for Material Change of Use for Warehouse (Distribution Centre) and Low Impact Industry at Part of 4499-4651 Mount Lindesay Highway, North Maclean described as Part of Lot 39 on SP338781

On 11 August 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 PDA	
Site address	Part of 4499-4651 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	Part of Lot 39	SP338781

PDA development application details	
DEV reference number	DEV2025/1637
'Properly made' date	17 June 2025
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 Warehouse (Distribution Centre) and Low Impact Industry

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Warehouse (Distribution Centre), and • Low Impact Industry
Decision date	11 August 2025
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Jack Landsberg, Principal Technical Officer
Delegate	Amanda Dryden, Director

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Site Plan, prepared by SBA	25133-DA03, Revision A	28 May 2025
2.	Typical Upper Level Plans – L1 – L3, prepared by SBA	25133-DA04, Revision A	28 May 2025
3.	Roof Plan, prepared by SBA	25133-DA05, Revision A	28 May 2025
4.	Office Plan, prepared by SBA	25133-DA06, Revision A	28 May 2025
5.	Sections – Warehouse, prepared by SBA	25133-DA07, Revision A	28 May 2025
6.	Sections – Site, prepared by SBA	25133-DA08, Revision A	28 May 2025
7.	Elevations – Warehouse, prepared by SBA	25133-DA09, Revision A	28 May 2025
8.	Elevations – Office, prepared by SBA	25133-DA10, Revision A	28 May 2025
9.	GFA Calculations, prepared by SBA	25133-DA11, Revision A	28 May 2025
10.	Sign Details, prepared by SBA	25133-DA12, Revision A	28 May 2025
11.	Design Proposal Building Materials, prepared by SBA	Page 24 of Architectural Design Report	31 May 2025
12.	Landscape Concept Report, prepared by Habit8	Issue G	2 June 2025
13.	Bushfire Management Plan, prepared by Land and Environment Consultants	25038, Final V1	2 June 2025
14.	Engineering Services Report, prepared by Arcadis	30109334-GA0001, Revision 03	30 May 2025
15.	Cover Sheet, Locality Plan and Drawing Schedule, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0001, Issue B	30 May 2025
16.	Bulk Earthworks Plan, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0101, Issue B	30 May 2025
17.	Bulk Earthworks Site Sections Sheet 1, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0121, Issue B	30 May 2025
18.	Bulk Earthworks Site Sections Sheet 2, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0122, Issue B	30 May 2025
19.	Roadworks and Drainage Layout Plan, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0201, Issue B	30 May 2025
20.	Stormwater Catchment Plan, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0421, Issue B	30 May 2025
21.	Combined Services Layout Plan, prepared by Arcadis	30109334-AAP-P302OP-CV-DRG-0501, Issue B	30 May 2025
22.	Tenant – Operational Waste Management Plan	v1.2	29 May 2025
23.	Site Based Stormwater Management Plan, prepared by Arcadis	30109334-GA0002, Revision 04	8 July 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
24.	AV Entry / Exit Swept Paths, prepared by Bitzios	P6983 Sheet Number 1, Issue 001	20 June 2025
25.	B99 Entry / Exit Swept Paths #1, prepared by Bitzios	P6983 Sheet Number 2, Issue 001	20 June 2025
26.	B99 Entry / Exit Swept Paths #2, prepared by Bitzios	P6983 Sheet Number 3, Issue 001	20 June 2025
27.	Critical AV Swept Paths #1, prepared by Bitzios	P6983 Sheet Number 4, Issue 001	20 June 2025
28.	Critical AV Swept Paths #2, prepared by Bitzios	P6983 Sheet Number 5, Issue 001	20 June 2025
29.	Critical AV Swept Paths #3, prepared by Bitzios	P6983 Sheet Number 6, Issue 001	20 June 2025
30.	Critical AV Swept Paths #4, prepared by Bitzios	P6983 Sheet Number 7, Issue 001	20 June 2025
31.	Critical HRV Swept Paths, prepared by Bitzios	P6983 Sheet Number 8, Issue 001	20 June 2025
32.	B-Double Entry Swept Paths, prepared by Bitzios	P6983 Sheet Number 9, Issue 001	25 July 2025
33.	B-Double Turnaround Swept Paths, prepared by Bitzios	P6983 Sheet Number 10, Issue 001	25 July 2025
34.	B-Double Circulation Swept Paths, prepared by Bitzios	P6983 Sheet Number 11, Issue 001	25 July 2025
35.	B-Double Turnaround Swept Paths, prepared by Bitzios	P6983 Sheet Number 12, Issue 001	25 July 2025
36.	Noise Impact Assessment, prepared by Vipac	70B-25-0090-TRP-101726-0, Rev. 00	30 May 2025

Supporting plans and documents

Supporting plans and documents		Number	Date
37.	Plan of Reconfiguration, prepared by Therefor Group	25-0142P-01, Sheet 1 of 1, Revision D	16 June 2025
38.	Traffic Impact Assessment, prepared by Bitzios	P6983.002R Lot 14 North Maclean Industrial Estate TIA, Version 002	20 June 2025
39.	Preliminary Dangerous Goods Report, prepared by ACOR Consultants	NA250760-01 Revision 0	30 May 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

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

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

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

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

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

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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

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

Submitting documentation to EDQ

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

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

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
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
3.	Commencement of Use The approved development cannot not commence use until the site has access to a dedicated and constructed road in the Flagstone Logistics Estate and all service connections have been completed.	As indicated
4.	Hours of Operation 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
5.	Advertising Devices Advertising devices to be installed in accordance with approved <i>Sign Details</i> , prepared by SBA (Document No. 25133-DA12, Revision A, dated 28 May 2025).	At all times
Construction Management		
6.	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

PDA Development Conditions		
No.	Condition	Timing
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
10.	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
11.	Dispersive Soil Management a) Submit to EDQ IS a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including: i) the suite of methods with the exposure and re-use of dispersive soils, and ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated. b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.	a) Prior to commencing works b) At all times during construction
12.	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	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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>	b) During construction
13.	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
14.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans and documents. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by the Erosion and sediment management condition; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
15.	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 plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
16.	Roadworks – Internal Trafficable Area	
	a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all internal driveways and parking areas on site. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans and documents. Include an RPEQ certified structural pavement analysis for the design vehicles nominated in the approved plans and documents. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition, and ii) all documentation as required by the Certification Procedures Manual. iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
17.	Roadworks – Mount Lindesay Highway and Crowson Lane Intersection (Roundabout) a) Provide roadworks comprising left turn lane from Crowson Lane to the Mount Lindesay Highway northbound on-ramp at the western Mount Lindesay Highway / Crowson Lane intersection. The roadworks must: i) Include a dedicated left turn lane that extends past the roundabout to the Mount Lindesay Highway (25A) northbound on-ramp. ii) Have a solid lane line separating the dedicated left turn lane from other traffic movements. b) Design and construct the roadworks, required under part (a) of this condition in accordance with: i) the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i>; ii) the Department of Transport and Main Roads' Policies and Technical Specifications; iii) the Department of Transport and Main Roads' Standard Drawings Roads; and iv) Austroads' <i>Guide to Road Design</i> c) Unless otherwise approved in writing by the MEDQ, the road works must be within the bounds of the Normal Design Domain (NDD).	For all parts of this condition, prior to commencement of use
18.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a heavy-duty vehicle crossing, refer to standard drawing IPWEA RS-051. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
19.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans and documents. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
20.	Parking – Heavy Vehicles 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 and documents. 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
21.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans and documents. 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
22.	End of Trip Facilities 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
23.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
24.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
25.	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
26.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and, ii) the approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
27.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and, ii) the approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, RPEQ certification confirming stormwater infrastructure has been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
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.	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
30.	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
31.	Landscape Works a) Submit to EDQ DA 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 documents, and show the following: i) irrigation infrastructure, ii) location and sizing of rainwater tanks, iii) fencing details and materiality, iv) retaining wall details, cross section and materiality, and v) landscaping area to achieve a minimum of 5% of the lot area. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of landscape works 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. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
33.	Acoustic Treatments a) Submit to EDQ IS an updated Noise Impact Assessment prepared and certified by a suitably qualified person, in accordance with the approved <i>Noise Impact Assessment</i>, prepared by Vipac (Document No. 70B-25-0090-TRP-101726-0, Rev. 00, dated 30 May 2025) to include a mechanical plant assessment. b) Construct the approved development to include the acoustic treatments specified in the endorsed document from part a) of this condition, and the approved Noise Impact Assessment.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile, and ii) designed with regard to fire retardance and ventilation. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	
Surveying and Easements		
37.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
38.	Temporary Easement – Stormwater Diversion a) Unless development on the adjoining lot has been completed, provide a temporary easement for stormwater diversion along the western boundary of the subject site, in favour of Lot 2 as shown on the supporting document <i>Plan of Reconfiguration</i>, prepared by Therefor Group (Document No. 25-0142P-01 Sheet No. 1 of 1, Revision D, dated 16 June 2025). b) Temporary easement to be surrendered.	a) Prior to commencement of use b) Within 3 months of the development on the western adjoining lot being completed
Infrastructure Contributions		
39.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

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

Storage and Handling of Dangerous Goods

The storage of any hazardous chemicals must be stored and handled in accordance with the following (where relevant):

- a) *AS1940 – The storage and handling of flammable and combustible liquids,*
- b) *Australian dangerous goods code,*
- c) *Work Health and Safety Regulation 2011, and*
- d) *AS3833-2024 – The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers.*

**** End of Package ****