



Our ref: DEV2025/1663

8 September 2025

Monarch Glen No 1 Pty Limited ATF the Monarch Glen Trust No 1  
C/- Ethos Urban  
Att: Ms Renee Livingstone  
Level 14, 348 Edward Street  
BRISBANE QLD 4000

Email: [rlivingstone@ethosurban.com](mailto:rlivingstone@ethosurban.com)

Dear Ms Livingstone

**S89(1)(a) Approval of PDA Development Application**  
**Development Permit for Material Change of Use for a house and Operational Work for vegetation clearing and earthworks at Dairy Road, Monarch Glen described as Lots 2 and 3 on SP351245**

On 8 September 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at [matthew.buchanan@edq.qld.gov.au](mailto:matthew.buchanan@edq.qld.gov.au), who will assist.

Yours sincerely

Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**



## PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Dairy Road, Monarch Glen	
Lot on plan description	Lot number	Plan description
	2	SP351245
	3	SP351245
PDA development application details		
DEV reference number	DEV2025/1663	
'Properly made' date	7 August 2025	
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 type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use for a house Operation Work for vegetation clearing Operation Work for earthworks	
PDA development approval details		
Decision of the MEDQ	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	
Decision date	8 September 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Leila Torrens, Manager	
Engineer	Vikum Perera, Junior Engineer	
Delegate	Brandon Bouda, A/Director EDQ Development Assessment	

## 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 Economic Development Queensland	DEV2025/1663-1	1/09/2025 as an amendment in red
2.	Ground Floor Plan, prepared by Henley Arch P/L	2A	7/05/2025
3.	Elevations, prepared by Henley Arch P/L	3A	n.d.
4.	Sections / Elevations, prepared by Henley Arch P/L	3B	n.d.
5.	Cover plan and drawing index, prepared by Colliers, Revision F	900	3/07/2025
6.	General Notes, prepared by Colliers, Revision E	901	3/07/2025
7.	Bulk Earthworks Layout Plan, prepared by Colliers, Revision E	905	3/07/2025
8.	Erosion & Sediment Layout Plan, prepared by Colliers, Revision F	906	3/07/2025
9.	Erosion & Sediment Control Typical Details, prepared by Colliers, Revision E	907	3/07/2025
10.	Roadworks and Drainage Layout Plan, prepared by Colliers, Revision E	910	3/07/2025
11.	Driveway Longitudinal Section and Cross Sections, prepared by Colliers, Revision E	911	3/07/2025
12.	Bushfire Assessment, prepared by Covey, Issue D	243951/N25-0018 Rpt	07/2025
13.	Ecological Technical Memo, prepared by Saunders Havill Group, Issue C	11731 E	8/07/2025

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

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

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

**DCOP** means the Development Charges and Offset Plan (July 2025) that applies to the PDA as amended or replaced from time to time.

**DSRCIA** means the Developer Sub-regional Infrastructure Charges Agreement (Pioneer Fortune) in effect on 24 May 2019.

**EDQ** means Economic Development Queensland.

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

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

**EP Act** means the *Environmental Protection Act 1994*.

**ICID** means the Greater Flagstone PDA Implementation Charge Infrastructure Deed (Pioneer Fortune) in effect on 13 Feb 2019

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

**SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

### 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)

### PDA Development Conditions – Material Change of Use

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.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b> Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
<b>Construction Management</b>		
3.	<b>Hours of Work – Construction</b> 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>Engineering</b>		
4.	<b>Electricity</b> a) Submit to EDQ IS a Certificate of Electricity Supply from an authorised electricity for the provision of electricity supply to the approved development.	a) Prior to commencement of use

## PDA Development Conditions – Material Change of Use

No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
<b>5.</b>	<p><b>On-site Wastewater Management</b></p> <p>Design and install a wastewater management system certified by a RPEQ that facilitates the on-site storage, treatment, disposal or re-use of wastewater in accordance with the requirements of the Queensland Plumbing and Wastewater Code, <i>AS/NZS 1546, AS/NZS 1547 and AS/NZS 3500</i> and Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.</p>	Prior to commencement of use
<b>6.</b>	<p><b>Water Connection</b></p> <p>Connect the dwelling to onsite water tanks, with a minimum storage capacity of 45,000 litres.</p>	Prior to commencement of use
<b>7.</b>	<p><b>Bushfire Risk</b></p> <p>a) Construct the approved development to include the bushfire risk mitigation measures recommended by the approved Bushfire Assessment prepared by Covey, with reference number 243951/N25-0018 Rpt, Issue D and dated July 2025.</p> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p> <p>c) Maintain the asset protection zone as required by the approved bushfire assessment.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> <p>c) At all times once established</p>
<b>8.</b>	<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> <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) <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>
<b>9.</b>	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p>	a) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
<b>10.</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 commencement of use or BFP endorsement, whichever occurs first  b) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>11.</b>	<b>Public Infrastructure (Damage, Repairs and Relocation)</b>  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
<b>Infrastructure charges</b>		
<b>12.</b>	<b>Municipal &amp; State Charges</b>  The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP.
<b>13.</b>	<b>Implementation Charge</b>  The applicant will:  a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or  b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the ICID; or  b) In accordance with the DCOP

### PDA Development Conditions – Material Change of Use

No.	Condition	Timing
14.	<p><b>Sub-Regional &amp; Value Capture Charges</b></p> <p>a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or</p> <p>b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.</p>	<p>a) In accordance with the SRIA, DSRCIA; or</p> <p>b) In accordance with the DCOP</p>

### PDA Development Conditions – Operational Works – Vegetation Clearing

No.	Condition	Timing
15.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with: the approved plans and documents</p>	Prior to the expiration of the currency period
16.	<p><b>Tree Protection Fencing</b></p> <p>Install tree protection fencing along any tree that is to be retained.</p> <p>All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> and Appendix D of the approved Ecological Technical Memo.</p>	Prior to the commencement of clearing and to be maintained until clearing has been completed
17.	<p><b>Fauna spotter</b></p> <p>a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented.</p> <p>b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.</p> <p>c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.</p>	<p>a) Prior to commencement of vegetation clearing</p> <p>b) At all times during vegetation clearing</p> <p>c) Within 3 months of the completion of vegetation clearing</p>
18.	<p><b>Vegetation Management</b></p> <p>a) Carry out vegetation clearing generally in accordance with the approved Appendix D of the approved Ecological Technical Memo.</p>	a) At all times

**PDA Development Conditions – Operational Works – Vegetation Clearing**

No.	Condition	Timing
	<p>b) Where the cleared vegetation is to be removed or mulched, unless otherwise agreed by EDQ IS, cleared vegetation shall be processed through an on- or off-site wood-chipper and disposed of as firewood or landscape mulch generally in accordance with Appendix D of the approved Ecological Technical Memo.</p>	<p>b) As indicated</p>
<b>19.</b>	<p><b>Vegetation Clearing Works – General</b></p> <p>a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with Appendix D of the approved Ecological Technical Memo.</p> <p>b) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.</p>	<p>a) In accordance with the Ecological Technical Memo</p> <p>b) Within 3 months of completion of clearing</p>
<b>20.</b>	<p><b>Construction management plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including:</p> <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) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) construction vehicle activity to minimise its impact on public roadways.</li> </ul> <p>The CPM shall also include complaints management procedures to ensure any public complaint is expeditiously addressed and recorded in a complaints register.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
<b>21.</b>	<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> <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> </ul>	<p>a) Prior to commencing work for the relevant stage</p>

<b>PDA Development Conditions – Operational Works – Vegetation Clearing</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<ul style="list-style-type: none"> <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> </ul>	
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction

<b>PDA Development Conditions – Operational Works – Earthworks</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>22.</b>	<b>Carry out the Approved Development</b>	
	Carry out the approved development generally in accordance with the approved plans and documents.	Prior to expiration of the currency period
<b>Construction</b>		
<b>23.</b>	<b>Hours of Work - Construction</b>	
	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>24.</b>	<b>Certification of Operational Work</b>	
	Carry out all the Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
<b>25.</b>	<b>Construction Management Plan</b>	
	<ul style="list-style-type: none"> <li>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures; and</li> <li>v) site management: <ul 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</li> </ul> </li> </ul> </li> </ul>	a) Prior to commencing work

**PDA Development Conditions – Operational Works – Earthworks**

No.	Condition	Timing
	<p>sites;</p> <p>5) for the location of materials, structures, plant and equipment;</p> <p>6) of waste generated by construction activities;</p> <p>7) detailing how materials are to be loaded/unloaded;</p> <p>8) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</p> <p>9) of employee and visitor parking areas;</p> <p>10) of anticipated staging and programming; and</p> <p>11) for the provision of safe and functional emergency exit routes.</p> <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) During construction</p> <p>c) During construction</p>
<p><b>26.</b></p>	<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> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</p> <p>ii) the approved bulk earthworks</p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v) provide details of any areas where surplus soils are to be stockpiled;</p> <p>vi) detail protection measures to:</p> <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.</li> </ol> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencing building work of any structure located on the earthworks</p>

