

Our ref: DEV2025/1625

08 December 2025

Serenitas Communities CD Pty Ltd
C/- Urbis Ltd
Attention: Liam Martin and Hannah Julius
Email: lmartin@urbis.com.au; [hjulus@urbis.com.au](mailto:hjulius@urbis.com.au)

Dear Applicant

PDA Decision Notice
Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA): Greater Flagstone PDA
PDA Development Type: Development Permit for MCU for relocatable home park
Property Location: Teviot Road, Greenbank
Property Description: Lot 9005 and part of Lot 9003 on SP348213

On 8 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on (07) 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland

Cc: Logan City Council – Email: council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site address	Teviot Rd, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9005	SP348213
	Part Lot 9003	SP348213
PDA Development Approval details		
DEV Reference No.	DEV2025/1625	
PDA Development Approval Type	<input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input checked="" type="checkbox"/> PDA Development Permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> PDA Preliminary Approval <input type="checkbox"/> PDA Development Permit 	
Approval details	Relocatable Home Park	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	08 December 2025	
Currency Period	6 (six) years from the Decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Master Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025
2.	Staging Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025 (Amended in Red by MEDQ 16/09/2025)
3.	Typical Dwelling Fencing Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025
4.	Movement Network	Project No. 557300 Issue C	BDA Architecture	04 August 2025 (Amended in Red by MEDQ 16/09/2025)
5.	Plan of Development	Project No. 557300 Issue C	BDA Architecture	04 August 2025 (Amended in Red by MEDQ 16/09/2025)
6.	Plan of Development Master Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025 (Amended in Red by MEDQ 16/09/2025)
7.	Lot Dimension Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025
8.	Estate Fencing Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025
9.	Communal Open Space & Landscaping Plan	Project No. 557300 Issue C	BDA Architecture	04 August 2025
10.	Typical Home Types Report	Project No. 557300 Issue C	BDA Architecture	04 August 2025
11.	Traffic Noise Impact Assessment	Project No. ATP250124	ATP	21 October 2025
12.	Transport Engineering Report	Ref: 25BRT0013_R_001(4)	Colliers	19 September 2025
13.	Statement of Landscape Design Intent	Project Code: P0057867 Version: P4	Urbis, Serenitas, BDA Architecture	20 October 2025
14.	Operational Noise Impact Assessment – Sewer Pump Station	Ref: ATP250124_L-01	ATP	30 April 2025

15.	ESG Strategy Memo	Document No: P0059450 v1	Urbis	May 2025
16.	Engineering Services Report	Document Reference: P002797-R01 Revision: C	Premise	12 May 2025
17.	Bushfire Management Plan	Report 25004	LEC	16 May 2025
18.	Engineering Plans – Coversheet	Sheet Number: SKC001 – Rev 1	Premise	30 April 2025
19.	Engineering Plans – Overall Engineering Services Plan	Sheet Number: SKC100 – Rev 1	Premise	30 April 2025
20.	Engineering Plans – Engineering Services Plan – Sheet 1	Sheet Number: SKC101 – Rev 1	Premise	30 April 2025
21.	Engineering Plans – Engineering Services Plan – Sheet 2	Sheet Number: SKC102 – Rev 1	Premise	30 April 2025
22.	Engineering Plans – Engineering Services Plan – Sheet 3	Sheet Number: SKC103 – Rev 1	Premise	30 April 2025
23.	Engineering Plans – Engineering Services Plan – Sheet 4	Sheet Number: SKC104 – Rev 1	Premise	30 April 2025
24.	Engineering Plans – Combined Services Plan	Sheet Number: SKC110 – Rev 1	Premise	30 April 2025
25.	Engineering Plans – Overall Bulk Earthworks Plan	Sheet Number: SKC200 – Rev 1	Premise	30 April 2025
26.	Engineering Plans – Bulk Earthworks Plan – Sheet 1	Sheet Number: SKC201 – Rev 1	Premise	30 April 2025
27.	Engineering Plans – Bulk Earthworks Plan – Sheet 2	Sheet Number: SKC202 – Rev 1	Premise	30 April 2025
28.	Engineering Plans – Bulk Earthworks Plan – Sheet 3	Sheet Number: SKC203 – Rev 1	Premise	30 April 2025
29.	Engineering Plans – Bulk Earthworks Plan – Sheet 4	Sheet Number: SKC204 – Rev 1	Premise	30 April 2025

30.	Engineering Plans – Section Layouts – Sheet 1	Sheet Number: SKC205 – Rev 1	Premise	30 April 2025
31.	Engineering Plans – Section Layouts – Sheet 2	Sheet Number: SKC206 – Rev 1	Premise	30 April 2025
32.	Engineering Plans – Sewerage Layout Plan	Sheet Number: SKC500 – Rev 1	Premise	30 April 2025
33.	Engineering Plans – Water Reticulation Layout Plan	Sheet Number: SKC600 – Rev 1	Premise	30 April 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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.

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.

- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@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
Use		
3.	Other Residential The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i> and ensure the manufactured homes are owner occupied by a maximum of 2 patrons, other than short term visitors.	At all times
4.	Staging and Private Community Facilities a) The stages of the development are to be carried out sequentially in accordance with the stages shown on the approved plan. b) The private community facilities are to be completed prior to commencement of use of stage 2.	As indicated

PDA Development Conditions		
No.	Condition	Timing
Engineering		
5.	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
6.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>	At all times
8.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <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>
9.	Erosion and Sediment Management	
	<p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> 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>. <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>
10.	Dispersive Soil Management	
	<p>a) Submit to EDQ IS, a Dispersive Soil Management Plan, prepared and certified by a suitably qualified soil science/soil chemistry specialist that details management of dispersive soil during the design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> i) details of the areas where dispersive soils will be disturbed and treated/rehabilitated, ii) the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils. <p>b) Carry out the development in accordance with the recommendations identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) At all times during construction</p>

PDA Development Conditions		
No.	Condition	Timing
11.	<p>Global Stability Assessment</p> <p>Submit to EDQ a global stability assessment certified by an RPEQ geotechnical engineer prepared in accordance with <i>AS4678-2202-Earth Retaining Structures</i>. The assessment is to detail the stability for all temporary and permanent batters.</p>	Prior to commencement of batters
12.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Services 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"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <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>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></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
13.	<p>Public Infrastructure (Damage, Repairs and Relocation)</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 statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>infrastructure both before and after works carried out in association with the approved development.</i>	
14.	<p>Earthworks</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"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Concept Earthworks Layout Plans. <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 13 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <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"> 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. 	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to commencing construction of the first dwelling in the relevant stage/s</p> <p>c) Prior to the occupancy of the first dwelling in the relevant stage/s</p>
15.	<p>Retaining Walls</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> <ol style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Concept Earthworks Layout Plans iv) Retaining walls and their associated footings must be confined within property boundary. v) limited to the maximum height within the site of 1.5m except at the following locations: <ul style="list-style-type: none"> • near the caravan parking which is limited to 4.14m & 4.61m in height; <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 walls 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencing construction on the first dwelling in the relevant stage/s</p> <p>c) Prior to commencing construction on the first dwelling in the relevant stage/s</p>
16.	Roadworks	
	<ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<p>a) Prior to commencing roadworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
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17.	<p>Roadside Risk Assessment</p> <p>Submit to EDQ DS a Roadside Risk Assessment certified by a Registered Professional of Queensland (RPEQ) that considers the parking and roadside areas surrounding the stormwater basin in accordance with the following:</p> <ul style="list-style-type: none"> • Austroads Guide to Road Design Part 6: Roadside Design, Safety and Barriers (AGRD6). • Risk Score Calculator, version 2.2, available from the Department of Transport and Main Roads website. 	Prior to works commencing
18.	<p>Street Lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ol style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ol style="list-style-type: none"> i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	<p>Vehicle Access</p> <p>a) Construct vehicle crossovers:</p> <ol style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards <p>b) Submit to EDQ Development Service RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement,</p>

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first
20.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
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. 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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
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24.	<p>Stormwater Connection</p> <p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</p> <p>b) generally in accordance with Council's current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
25.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p style="padding-left: 20px;">i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and;</p> <p style="padding-left: 20px;">ii) The approved plans.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
26.	<p>Stormwater Management (Quantity)</p> <p>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:</p> <p style="padding-left: 20px;">i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and;</p> <p style="padding-left: 20px;">ii) The approved plans.</p> <p>b) Construct stormwater 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 a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement,</p>

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first
27.	Stormwater Basin works – Lot 9003SP348245 & Lot 9005 SP348213 Provide evidence of acceptance of completed Stormwater Basin works by the adopting authority	Prior to survey plan of the first lot/ commencement of use of the Land Lease Community.
28.	Sewer pump station works - Lot 9005 SP348213 Provide evidence of acceptance of completed Sewer Pump Station works by the adopting authority	Prior to survey plan of the first lot/ commencement of use of the Land Lease Community.
29.	Sewer Pump Station Odour report Submit to EDQ Development Services an odour report detailing permissible odour levels and required setbacks from the proposed sewer pump station to the closest residences	Prior to commencing building works for adjacent lots
30.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
31.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
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32.	<p>Broadband</p> <p>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>.</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 or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
33.	<p>Streetscape Works – Compliance Assessment</p> <p>a) Submit to EDQ DA 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 streetscape works must be designed generally in accordance with the approved plans.</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with AS1158 – <i>Lighting for Roads and Public Spaces</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. <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, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
34.	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p>
35.	<p>Acoustic Treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in Section 6 of the approved Traffic Noise Impact Assessment.</p> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
36.	<p>Easements</p> <p>Submit to EDQ Development Services easement documentation confirming that easement/s have been granted in favour of Logan City Council (Logan Water) for access to the gravity sewer main and stormwater basin in the north western corner of the site for maintenance purposes.</p>	<p>Prior to commencement of use.</p>
37.	<p>Electric Vehicle Readiness</p> <p>Include electric vehicle readiness in the development as follows:</p> <p>a) Provide for electric vehicle readiness by constructing a dedicated circuit from the circuit board to the garage / car port for at least one Basic (slow) EVSE charger per dwelling, in accordance with the Australian Wiring Rules AS/NZS 3000:2018, as amended.</p> <p><i>Advice note: The circuit can be fitted with a minimum of 20 Amp GPO outlet which can be replaced by a dedicated EVSE of the occupant's choice. The preferred outlet location is the middle of the passenger side wall.</i></p>	<p>a) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Installation of one (1) Destination (regular) EVSE charger within the community.	b) Within eighteen (18) months of the occupation of the first dwelling in Stage 1
Bushfire and Landscaping		
38.	Bushfire Management a) Carry out bushfire management works as recommended in the approved plans. b) Submit to EDQ DA verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
39.	Landscape Works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure charges		
40.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment. <i>Note: As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i>	In accordance with the DCOP.
41.	Implementation Charge a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or	a) In accordance with the ICID; or

PDA Development Conditions		
No.	Condition	Timing
	<p>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.</p> <p><i>Note: As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i></p>	b) In accordance with the DCOP
42.	<p>Sub-Regional & Value Capture Charges</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><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i> • <i>The site is not located within a mapped Value capture charge area. Sub-regional charges remain applicable.</i> 	<p>a) In accordance with the SRIA, DSRCIA; or</p> <p>b) 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.

**** End of Package ****