

Our ref: DEV2025/1661

27 November 2025

Norhart Management Pty Ltd
C/- Mewing Planning Consultants
Attention: Ms Natasha Gouriev
Email: natasha.gouriev@mewing.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 Reconfiguration of a Lot (1 into 28 lots plus stormwater basin and new road)
Property Location:	820 Greenbank Road, North Maclean
Property Description:	Lot 2 on RP868726

On 27 November 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 Jennifer Sneesby on 3452 6753 or by email at Jennifer.sneesby@edq.qld.gov.au

Yours sincerely



Amanda Dryden
Group 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		820 Greenbank Road, North Maclean			
		Lot number	Plan description		
		Lot 2	RP868726		
PDA Development Approval details					
DEV Reference No.		DEV2025/1661			
PDA Development Approval Type		☐ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit			
Approval details		<i>Subdivision (1 lots into 28 lots plus stormwater basin and new road.</i>			
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		27 November 2025			
Currency Period		4 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	Development Layout Plan	DA03 - G24079 Rev 2	Michael Bale & Associates	26 September 2025	
2	Proposed Industrial Subdivision- 820 Greenbank Road, North Maclean – Civil Engineering Report,	R001-G24079 Rev 2	Michael Bale & Associates	29 September 2025	
3	Post-Developed Catchment Layout Plan	DA02 – G24079 Rev 2	Michael Bale & Associates	29 September 2025	
4	Bulk Earthworks Plan	DA04 – G24079 Rev 2	Michael Bale & Associates	29 September 2025	
5	Stormwater Layout Plan	DA05 – G24079 Rev 2	Michael Bale & Associates	29 September 2025	
6	Bio-retention and Detention Basin Plan	DA06 – G24079 Rev 2	Michael Bale & Associates	29 September 2025	
7	Water Layout Plan	DA07 – G24079 Rev 2	Michael Bale & Associates	29 September 2025	

8	Sewer Servicing Strategy	DA08 – G24079 Rev 2	Michael Bale & Associates	29 September 2025
9	Sewer Layout Plan	DA09 – G24079 Rev 2	Michael Bale & Associates	29 September 2025
10	Traffic Letter re 820 Greenbank Road, North Maclean	n/a	PTT Traffic and Transport Engineering	25 September 2025
11	Fauna Management Plan	Q15004 RW3	JWA Ecological Consultants	1 October 2025
12	Bushfire Management Plan	006.06.25	Bushfire Risk Reducers	26 June 2025 and amended in red on 21 November 2025
13	Statement of Landscape Intent – IR Response	2447 Rev F	Shepherd Urban Landscape Architecture	29 September 2025
	Functional Layout Plan	Drawing Number 25-670-001	PTT Traffic and Transport Engineering	1 July 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.

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.

- 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.
- 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.

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
1	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2	Street Naming Submit to EDQ Development Services a schedule of street names approved by Council.	Prior to survey plan endorsement
3	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
4	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ Development Services, 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

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

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PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8	Traffic Management Plan 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: 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. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
9	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 adopted 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 survey plan endorsement b) Prior to survey plan endorsement
10	Earthworks a) Submit to EDQ Development Services detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition – Erosion and sediment management;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Services 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 survey plan endorsement c) Prior to survey plan endorsement
11	Retaining Walls a) Submit to EDQ Development Services 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>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 b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DEVELOPMENT SERVICES 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 survey plan endorsement c) Prior to survey plan endorsement
12	Roadworks a) Submit to EDQ Development Services detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ Development Services: 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.	c) Prior to survey plan endorsement
13	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. 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: 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>. 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: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – 'SAA Wiring Rules'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ Development Services 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ DA for compliance assessment, engineering design drawings and supporting documents, certified by an RPEQ, for stormwater quality treatment devices generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) <i>Guideline No. 13 Engineering standards – stormwater quantity</i>; iii) the approved Civil Engineering Report, prepared by Michael Bale, dated 29 September 2025, report # R001-G24079. iv) the approved plans, b) Submit to EDQ Development Services detailed engineering design/construction drawings, certified by an RPEQ, generally in accordance with the endorsed plans required under part a) of this condition c) Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Services "as constructed" plans, certified by an RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing site works b) Prior to survey plan endorsement c) & d) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
15	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ DA for compliance assessment detailed engineering design drawings, including representative long and cross-sections, for the stormwater detention basin certified by an RPEQ, taking into consideration the impact of climate change, and generally in accordance with: i) <i>Guideline No. 13 Engineering standards – stormwater quantity</i>; ii) the approved Civil Engineering Report, prepared by Michael Bale, dated 29 September 2025, report # R001-G24079. iii) the approved plans, b) Construct stormwater works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Services “as constructed” plans, certified by an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16	Electricity a) Submit to EDQ Development Services 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
17	Telecommunications a) Submit to EDQ Development Services 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
18	Broadband a) Submit to EDQ Development Services 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
19	Streetscape Works – Compliance Assessment a) Submit to EDQ Development Services, for Compliance Assessment, detailed streetscape works drawings, certified by an Australian Institute of Landscape Architects (AILA) qualified professional, 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.	a) Prior to commencing streetscape work

PDA Development Conditions		
No.	Condition	Timing
	The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – ‘Lighting for Roads and Public Spaces’; 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. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Services ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
20	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.	At registration of survey plan
21	Water Reticulation – Compliance Assessment a) Submit to EDQ Development Services for compliance assessment, detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with the approved plans and <i>PDA Guideline No. 13 Engineering standards</i>. b) Construct water reticulation works generally in accordance with the certified plans endorsed under part a) of this condition. c) Submit to EDQ Development Services ‘as constructed’ plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
22	Trunk Water Main along Willowbrook Road East – Compliance Assessment a) Submit to EDQ Development Services updated trunk water design plans, certified by RPEQ for the DN300 trunk water along Willowbrook Road East. The updated design plans must be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and shall include: i. Extension of the trunk water main along the full extent of the Willowbrook Road East to be constructed as part of this approval; ii. DMA feed located within the road reserve.	a) Prior to commencing of works

PDA Development Conditions		
No.	Condition	Timing
	b) Construct trunk water works generally in accordance with the certified plans endorsed under part a) of this condition. c) Submit to EDQ Development Services 'as constructed' plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
23	Internal Sewer a) Submit to EDQ Development Services detailed sewer reticulation design plans, certified by a suitably qualified and experienced RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ Development Services 'as constructed' plans, certified by a suitably qualified and experienced RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. Note: Certified design shall ensure that gravity sewers achieve minimum self-cleansing velocities.	a) Prior to commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
24	External Sewer – Compliance Assessment a) Submit to EDQ Development Services for compliance assessment, detailed sewer reticulation design plans, certified by RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans b) Construct sewer reticulation works generally in accordance with the endorsed plans submitted under part b) of this condition. c) Submit to EDQ Development Services 'as constructed' plans, certified by a suitably qualified and experienced RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing sewer reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
25	Municipal NM2 Sewerage Pump Station and Rising Main – Compliance Assessment <i>Unless otherwise completed by others:</i> a) Submit to EDQ Development Services for compliance assessment, detailed catchment planning report and preliminary design plans certified by a RPEQ, for the NM2 pump station, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. The detailed catchment planning and preliminary design report shall include: - Pump station located on the western corner of Lot 2 on SP267252; - Review of serviced catchment to determine incoming gravity sewer level and ultimate pumps capacity; - Pumps selection report to allow uncontrolled injection system to the NM1 rising main in all planning scenarios. b) Submit to EDQ Development Services detailed design plans, certified by a RPEQ, for the NM2 pump station and rising main generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Services ‘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: - Council’s current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. Note: Trunk works can be offset in accordance with the Greater Flagstone Development Charges and Offset Plan (DCOP).	a) Prior to commencement of sewerage works b) Prior to commencement of sewerage works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
26	Vegetation clearing a) Submit to EDQ Development Services a Vegetation Clearing and Fauna Management Plan generally in accordance with the approved plans identifying the trees to be cleared and the fauna management outcomes required to undertake the clearing. b) Undertake vegetation clearing generally in accordance with Vegetation Clearing and Fauna Management Plan submitted under part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). d) Submit to EDQ Development Services, 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.	a) Prior to vegetation clearing b) At all times c) At all times d) Within 3 months of completion of clearing

PDA Development Conditions		
No.	Condition	Timing
27	Vegetation Clearing Offsets a) Submit to EDQ Development Services a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation Habitat proposed to be cleared. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015: c) Submit to EDQ Development Services a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015. d) Undertake compensatory planting in accordance with c) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ Development Services confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. Advice: An <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
28	Fauna spotter 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. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ Development Services 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.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
29	Tree Protection Fencing a) Install tree protection fencing along all boundaries where vegetation is to be retained and may be impacted by vegetation proposed to be cleared.	Timing for both a) and b) is prior to the commencement of clearing and to be maintained until clearing has been completed

PDA Development Conditions		
No.	Condition	Timing
	b) All tree protection fencing is to be generally in accordance with AS 4970-2009 Protection of trees on development sites and the following: a. Clearing direction to be in a north-east direction commencing from Greenbank Road. b. Location of temporary fauna exclusion fencing along the property boundary and any road reserve. The fencing must be non-climbable such as smooth hoardings, touch and securely pinned to the ground, be of a minimum height of 1.2m, and prevent access to the clearing areas.	
30	Environmental Covenant Submit to EDQ Development Services an environmental covenant to retain and protect the area identified on the approved plan. The covenant must prohibit the following as a minimum: a) clearing, lopping or removal of any native plants must not occur unless recommended for removal by a suitably qualified arborist (AQF Level 5) owing to public safety concerns. A copy of the recommendation must be submitted to the covenantee and acknowledged in writing before vegetation is removed b) planting of declared pest plants or species c) erection of any fixtures or improvements, including buildings or structures d) construction of any trails or paths e) depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other foreign material to the protected area f) performance of any other acts which may have detrimental impact on the values of the covenant area.	Prior to survey plan endorsement
31	Bushfire Management and Mitigation a) Submit to EDQ Development Services an updated Bushfire Management Plan generally in accordance with the approved Bushfire Management Plan to reflect the updated layout provided in the Approved Development Layout Plan. b) Carry out bushfire management works as recommended in the revised Bushfire Management Plan provided in a). c) Submit to EDQ Development Services 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. c) Prior to survey plan endorsement
32	Fire Trail Easement Submit to EDQ Development Services easement documentation confirming that the easement/s have been granted in favour of Logan City Council and Queensland Fire and Emergency Services for access and maintenance of the fire trails as shown on the approved Bushfire Management Plan.	Prior to survey plan endorsement.
33	Road Dedication Provide a road dedication in accordance with the design endorsed pursuant to the Roadworks Condition.	At registration of survey plan

PDA Development Conditions		
No.	Condition	Timing
34	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	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.

