

Our ref: DEV2025/1654

18 December 2025

Bluepoint Flagstone Pty Ltd
C/-Property Projects Australia
Att: Mr Marcus McNee

Email: marcus@propertyprojectsaustralia.com.au; sam@propertyprojectsaustralia.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 Development Type:	PDA Development Permit for MCU and RAL
Property Location:	Hollows Road, Flagstone
Property Description:	Lot 25007 and Lot 25009 on SP303120 and Easement J, Easement K, and Easement M on SP313120

On 18 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 Carly Prenzler on (07) 3882 8475 or by email at Carly.Prenzler@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	
Site address	Hollows Road, Flagstone	
Lot on plan description	Lot number	Plan description
	25007	SP303120
	25009	SP303120
	Easement J, K and M	SP303120
PDA Development Approval details		
DEV Reference No.	DEV2025/1654	
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	MCU for Fast food premises, showroom, service industry and warehouse. RAL for Subdivision – two lots into seven with access easement. OPW for advertising devices	
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	18 December 2025	
Currency Period	6 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
Revised Architectural Plans – Cover Page	24072 DA00 Rev C	Verve Design Group	15 October 2025
Revised Architectural Plans – Proposed Site Plan (as amended in red 18/12/25)	24072-DA01 Rev C	Verve Design Group	15 October 2025
Revised Architectural Plans – Proposed GFA Plan	24072-DA01B Rev C	Verve Design Group	15 October 2025
Revised Architectural Plans – Proposed Staging Plan	24072-DA02 Rev C	Verve Design Group	15 October 2025
Revised Architectural Plans – Proposed Lot Plan	24072-DA03 Rev A	Verve Design Group	23 June 2025
Revised Architectural Plans – T1 Building Elevations and Perspectives	24072 -DA04 Rev B	Verve Design Group	13 October 2025
Revised Architectural Plans – T1 Building Elevations and Perspectives	24072 -DA05 Rev A	Verve Design Group	23 June 2025
Revised Architectural Plans – T2 Building Elevations and Perspectives	24072 -DA06 Rev B	Verve Design Group	13 October 2025
Revised Architectural Plans – T3 Building Elevations and Perspectives	24072 -DA07 Rev A	Verve Design Group	23 June 2025
Revised Architectural Plans – T4 Building Elevations and Perspectives	24072 -DA08 Rev B	Verve Design Group	13 October 2025
Revised Architectural Plans – T5 Building Elevations and Perspectives (as amended in red 18/12/25)	24072 -DA09 Rev D	Verve Design Group	15 October 2025
Revised Architectural Plans – T6 Building Elevations and Perspectives	24072 -DA10 Rev B	Verve Design Group	4 December 2025
Revised Architectural Plans – T8 Building Elevations and Perspectives	24072 -DA12 Rev A	Verve Design Group	23 June 2025

Revised Architectural Plans – T9 Building Elevations and Perspectives	24072 -DA13 Rev B	Verve Design Group	13 October 2025
Revised Architectural Plans – T10 Building Elevations and Perspectives	24072 -DA14 Rev A	Verve Design Group	13 October 2025
Revised Architectural Plans – Photorealistic Render	24072 -DA15 Rev C	Verve Design Group	15 October 2025
Revised Architectural Plans – Pylon Sign Details	24072 -DA16 Rev B	Verve Design Group	15 October 2025
Site Plan	A-100	Twohill & James	4 June 2025
Ground Plan	A-101	Twohill & James	4 June 2025
Mezzanine Plan	A-102	Twohill & James	4 June 2025
Roof Plan	A-103	Twohill & James	4 June 2025
Elevation Sheet 1	A-201	Twohill & James	3 June 2025
Elevation Sheet 2	A-202	Twohill & James	3 June 2025
Sections Sheet 1	A-203	Twohill & James	3 June 2025
Sections Sheet 2	A-204	Twohill & James	3 June 2025
3D Views	A-401	Twohill & James	4 June 2025
3D Views	A-402	Twohill & James	4 June 2025
Traffic Impact Assessment	1548_BLU10	QTraffic Engineering Consultants	13 October 2025
Engineering Services Report	251008_PEG810 Rev 06	Pinnacle Engineering Group	08 October 2025
Site Based Stormwater Management Plan	251008_PEG810 Rev 06	Pinnacle Engineering Group	08 October 2025
Hydraulic Assessment	BC25128	Biome	1 October 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.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
General		
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 for the relevant stage
Construction		
2	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
3	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
4	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5	Construction Management Plan a) Submit to EDQ DS 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;	a) Prior to commencing work for the relevant stage

⁴³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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; 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.	
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
6	Erosion and Sediment Management a) Submit to EDQ DS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
7	Traffic Management Plan a) Submit to EDQ DS 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 authorization 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 for the relevant stage b) During construction
8	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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
Earthworks and retaining walls		
9	Earthworks a) Submit to EDQ DS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. - Ensure protection of the railway corridor by not: - encroaching upon, de-stabilise or cause damage to the railway corridor, including rail transport infrastructure, other rail infrastructure and/or the land supporting this infrastructure, or cause similar adverse impacts; - adversely impacting on the railway corridor through the addition and/or removal of loading such as but not limited to lateral, vertical and surcharge loading; - adversely impacting on the railway corridor as a result of directly or indirectly disturbing groundwater; - resulting in vibration, structural and/or ground movement impacts on the railway corridor during excavation, boring, piling, construction or similar activities or otherwise adversely impact on the structural and operational integrity of the railway corridor; - compromising Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-005 – <i>Design of Buildings Over or Near Railways</i>	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS 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 for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10	Retaining Walls a) Submit to EDQ DS 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 Engineering Services Report, Prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DS 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
11	Dedication of Hollows Road Dedicate Hollows Road Road Reserve as identified on the relevant approved plans with the first plan sealing	As indicated
12	Compliance Assessment - Hollows Road a) Submit to EDQ DS for compliance assessment 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	a) Prior to commencing roadworks

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
	ii) Preliminary Engineering Layouts within the approved Engineering Services Report, Prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS: 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.	b) Prior to survey plan endorsement of the first stage c) Prior to survey plan endorsement of the first stage
13	Compliance Assessment - New Beith Road a) Submit to EDQ DS for compliance assessment, 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) Preliminary Engineering Layouts within the approved Engineering Services Report, Prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. The certified plans are to include: a) A footpath at the south-eastern corner of New Beith Road/Hollows Road roundabout connecting the Hollows Road footpath with the existing footpath along the northern side of New Beith Road, with kerb ramps near the roundabout for pedestrians to cross New Beith Road b) Preliminary sewer design plans, including long sections - the plans should identify any potential conflicts with the DN375 trunk water infrastructure and proposed roadworks along New Beith Road c) Preliminary water design plans, including conflict analysis with existing trunk infrastructure and adjacent roadworks. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing New Beith Road roadworks b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ DS: 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 Certification Procedures Manual. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to survey plan endorsement for the relevant stage
14	Compliance Assessment - Hollows Rd/ Homestead Dr/ Gates Rd signalised intersection a) Submit to EDQ DS for compliance assessment, detailed engineering plans, certified by a RPEQ, for the intersection of Hollows Rd/ Homestead Dr/ Gates Rd. 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 under DEV2021/1179 b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS: 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 Certification Procedures Manual. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to the survey plan endorsement of the first stage c) Prior to the survey plan endorsement of the first stage
15	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>.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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 DS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
16	Water Reticulation a) Submit to EDQ DS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Engineering Services Report, Prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS ‘as constructed’ plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan City Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing water 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
17	Sewer Reticulation a) Submit to EDQ DS detailed sewer reticulation design plans, certified by a 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 Engineering Services Report, Prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ DS ‘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: i) Logan City Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to survey plan endorsement for the relevant stage
18	Stormwater Management (Quantity) a) Submit to EDQ DS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity and: i) The approved plans b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater work b) Prior to survey plan endorsement for the relevant stage
19	Compliance Assessment - Stormwater detention/bio-retention basin – Existing Basin in Lot 25009 a) Submit to EDQ DS for Compliance Assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, confirming the existing detention/bio-retention basin located on Lot 25009 meets the quality and quantity objectives for additional development from stages 1 and 2 and any upgrades required to support stages 1 and 2 of the development, which is in addition to the existing catchment of this basin, generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater Quantity and Stormwater Quality; and ii) The approved Site Based Stormwater Management Plan, prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. b) Undertake any upgrade works of the existing basin located on Lot 25009 as identified by the submitted materials under Part a) of this condition c) Submit to EDQ DS “as constructed plans” of any basin upgrades required by part a) of this condition Advice Note: <i>Where upgrades cannot be undertaken to increase the capacity of this existing detention/bio-retention basin to cater for Stages 1 and 2 of the development, which is in addition to the existing catchment, then the applicant will be required to deliver the new basin in Lot 905 as required by condition 20.</i>	a) Prior to commencement of site works b) Prior to commencement of the first stage c) Prior to commencement of the first stage

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
20	Compliance Assessment - Stormwater detention/bio-retention basin – Lot 905 a) Submit to EDQ DS for Compliance Assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the proposed detention/bio-retention basin designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater Quantity and Stormwater Quality; and ii) The approved Site Based Stormwater Management Plan, prepared by Pinnacle Engineering Group, revision 6, dated 8 October 2025. b) Construct the basin generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ DS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council. d) Submit evidence that a maintenance management agreement has been reached between the legal entity of the development and the proprietor of the treatment device located in Lot 905. i) Demonstrate that the outflow from the proprietary treatment device will be connected to the lawful point of discharge by gravity.	a) Prior to commencing works b) Prior to survey plan endorsement for the first stage, or the survey plan endorsement for the third stage where upgrade works on the exiting basin on Lot 25009 is undertaken per Condition 19 c) Prior to survey plan endorsement for the first stage, survey plan endorsement for the third stage where upgrade works on the exiting basin on Lot 25009 is undertaken per Condition 19 d) Prior to commissioning of the basin on Lot 905

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
21	Flooding – Rail Corridor The development must not cause any worsening to the operating performance of the railway corridor such that any works on the land must not: (i) impede or interfere with overland flow from the railway corridor and/or hydraulic conveyance on the site (ii) reduce the floodplain immunity of the railway corridor.	At all times
22	Fencing along the Railway corridor Provide fencing along the site boundary with the railway corridor, that is at least 1.8m in height and in accordance with the following: (i) Either: • Australian Rail Track Corporation drawing number STD-T0195 – ‘Standard Chain Link Boundary & High Security Fence’; or • Queensland Rail drawing number QR-C-T10021 – Palisade fencing 2.4m high General Arrangement and Details’. The fencing must be located on the high side of any retaining wall along the boundary and contained within the subject site, at, above, and below ground level	Prior to survey plan endorsement for the relevant stage, and to be maintained
23	Electricity a) Submit to EDQ DS 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage
24	Telecommunications a) Submit to EDQ DS 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage
25	Broadband a) Submit to EDQ DS 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</i>	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	<i>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.	b) Prior to survey plan endorsement for the relevant stage
Surveying, Land Transfers and Easements		
26	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 for the relevant sub-stage
27	Access Easement – Lot 2 a) Submit to EDQ DS an access easement over Lot 2 that benefits Lots 3, 4 and 5 generally in accordance with the approved plans. b) The access easement submitted under part a) of this condition is to be registered with the creation of Lot 2.	a) At survey plan endorsement of Lot 2 b) As indicated.
Infrastructure Charges		
28	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
General		
29	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 or BFP endorsement for each stage, whichever occurs first
30	T5 Pedestrian access from Hollows Road Submit to EDQ DS detailed drawings demonstrating a shaded pedestrian link connecting T5 to Hollows Road in accordance with the Revised Architecture Plans amended in red	Prior to commencement of building work of T5
31	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
32	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
33	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 ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
34	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
35	Erosion and Sediment Management a) Submit to EDQ DS 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:	a) Prior to commencing work

⁴ The out of hours work request form is available at EDQ's website.

	i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
36	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the 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
37	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.	a) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first b) Prior to commencement of use or BFP endorsement for each stage,

	<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>	whichever occurs first
38	Rail interface barriers (a) Install vehicle barriers (such as guard rails) along the site boundary with the railway corridor at the locations shown on Site Plan, prepared by Verve Design Group, dated 23.06.2025, Drawing No. 24072-DA01, Revision A, as amended in red. The vehicle barriers must be designed and constructed to prevent the maximum design vehicle colliding with the boundary fence and entering the railway corridor. a) Submit to EDQ IS RPEQ certification that the vehicle barriers have been installed in accordance with part a) of this condition.	a) Prior to the commencement of use for each stage and to be maintained at all times b) Prior to the commencement of use for each stage
39	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a commercial type crossover b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first b) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
40	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 evidence demonstrating car parking spaces have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first b) Prior to commencement of use or BFP endorsement for each stage,

		whichever occurs first
41	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 for each stage, whichever occurs first b) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
42	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
43	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
44	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
45	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for the internal stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Approved Stormwater Management Plan	a) Prior to commencement of stormwater works

	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first c) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
46	Electricity Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	Prior to commencement of use or BFP endorsement, whichever occurs first
47	Telecommunications Connect the approved development in accordance with the documentation submitted under part a) of this condition.	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
48	Broadband Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
49	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 following approved plans: i) 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 for each stage,

		whichever occurs first
50	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition	a) Prior to commencement of use or BFP endorsement for each stage, whichever occurs first b) At all times following commencement of use
51	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
52	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows: i. Provision of electrical capacity including conduits and wiring to 20% of the parking bays ii. Installation of EVSE chargers to a minimum 4 parking bays.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use for each stage, whichever occurs first
Landscape and Environment		
53	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or a BFP endorsement for each stage, whichever occurs first
Infrastructure Charges		
54	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

Operational Works for Advertising Devices		
Ref.	Condition	Timing
55	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved plans	Ongoing
56	Structural Design a) Submit to EDQ IS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated

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 ****