

Our ref: DEV-2025-FLA-3189

19 January 2026

Rachael Caton
Senior Town Planner
Daleford Property Pty Ltd C/- Saunders Havill Group
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Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Greater Flagstone
PDA Development Approval:	Change to PDA Development Approval
Property Location:	176 – 288 Mountain Ridge Road, South Maclean
Property Description:	Lot 3000 SP348257

On 15 January 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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



Sunny Wong
Director
Development Services
Economic Development Queensland

Cc: council@logan.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	176 – 288 Mountain Ridge Road, South Maclean	
Lot on plan description	Lot number	Plan description
	3000	SP348257

PDA Development Approval details	
DEV Reference No.	DEV-2025-FLA-3189
Original Approval details	PDA Development Permit for: Reconfiguring a Lot (1 into 515 Lots, new roads, drainage reserve and park) Operational Works (advertising devices) and Material Change of Use – Residential and other uses (Display home, home based business, house, multiple residential, park and sales office) in accordance with a Plan of Development and Context Plan
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: - Introduce additional design provisions within the Plan of Development (POD) to guide the delivery of secondary dwellings; and - Make minor amendments to the Stage 3 lot layout to provide appropriate truncation for a future eastern roundabout and to maintain suitable access to the eastern lot if/when land to the east is developed. Subsequential changes to the following conditions have occurred due to the updated Overall Proposal Plan that is referenced within the conditions: - Condition 39A Reciprocal Easement for Drainage - Condition 44 Compliance Assessment – Advertising Devices
Original decision date	30/04/2020
Change to Approval decision date	15/01/2026
Currency Period	10 years from the original 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.	Overall Proposal Plan	9534 P 03 Rev AX – PRO 01	Saunders Havill	29 th October 2025
2.	Staging Plan – Stage 1A & 1B	9534 P 03 Rev AX-STG 01	Saunders Havill	29 th October 2025
3.	Staging Plan – Stage 2	9534 P 03 Rev AX-STG 02	Saunders Havill	29 th October 2025
4.	Staging Plan – Stage 3	9534 P 03 Rev AX-STG 03	Saunders Havill	29 th October 2025
5.	Staging Plan – Stage 4	9534 P 03 Rev AX-STG 04	Saunders Havill	29 th October 2025
6.	Staging Plan – Stage 5	9534 P 03 Rev AX-STG 05	Saunders Havill	29 th October 2025
7.	Staging Plan – Stage 6	9534 P 03 Rev AX-STG 06	Saunders Havill	29 th October 2025
8.	Staging Plan – Stage 7A, 7B & 7C	9534 P 03 Rev AX-STG 07	Saunders Havill	29 th October 2025
9.	Staging Plan – Stage 8A, 8B & 8C	9534 P 03 Rev AX-STG 08	Saunders Havill	29 th October 2025
10.	Staging Plan – Stage 9A & 9B	9534 P 03 Rev AX-STG 09	Saunders Havill	29 th October 2025
11.	Staging Plan – Stage 10A & 10B	9534 P 03 Rev AX-STG 10	Saunders Havill	29 th October 2025
12.	Flourish Plan of Development	Issue: Minor Amendment	Saunders Havill	31 st October 2025
Plans and documents previously approved on 25 July 2025				
1.	176 – 228 Mountain Ridge Road Landscape Masterplan	620.V13637.00001, Revision 010	SLR Consulting Pty Ltd	2 June 2025
2.	Existing Features and Demolition Plan Sheet 01	37502-CLLN-020, Rev A	Mortons Urban Solutions	2 February 2024
3.	Earthworks Cut to Fill Plan Sheet 01	37502-CLLN-040, Rev C	Mortons Urban Solutions	28 May 2025
4.	Earthworks Cut to Fill Plan Sheet 02	37502-CLLN-041, Rev C	Mortons Urban Solutions	28 May 2025
5.	Earthworks Cut to Fill Plan Sheet 03	37502-CLLN-042, Rev C	Mortons Urban Solutions	28 May 2025
6.	Earthworks Cut to Fill Plan Sheet 04	37502-CLLN-043, Rev C	Mortons Urban Solutions	28 May 2025
7.	Bulk Earthworks Section Key Plan	37502-CLLN-050, Rev C	Mortons Urban Solutions	28 May 2025
8.	Bulk Earthworks Sections Sheet 01	37502-CLLN-051, Rev C	Mortons Urban Solutions	28 May 2025
9.	Bulk Earthworks	37502-CLLN-052, Rev C	Mortons Urban	28 May 2025

	Sections Sheet 02		Solutions	
10.	Bulk Earthworks Sections Sheet 03	37502-CLLN-053, Rev C	Mortons Urban Solutions	28 May 2025
11.	Bulk Earthworks Sections Sheet 04	37502-CLLN-054, Rev D	Mortons Urban Solutions	28 May 2025
12.	Retaining Wall and Detail Grading Plan Sheet 01	37502-CLLN-060, Rev C	Mortons Urban Solutions	28 May 2025
13.	Retaining Wall and Detail Grading Plan Sheet 02	37502-CLLN-061, Rev D	Mortons Urban Solutions	28 May 2025
14.	Retaining Wall and Detail Grading Plan Sheet 03	37502-CLLN-062, Rev D	Mortons Urban Solutions	28 May 2025
15.	Retaining Wall and Detail Grading Plan Sheet 04	37502-CLLN-063, Rev C	Mortons Urban Solutions	28 May 2025
16.	Retaining Wall and Detail Grading Plan Sheet 05	37502-CLLN-064, Rev C	Mortons Urban Solutions	28 May 2025
17.	Retaining Wall and Detail Grading Plan Sheet 06	37502-CLLN-065, Rev C	Mortons Urban Solutions	28 May 2025
18.	Retaining Wall and Detail Grading Plan Sheet 07	37502-CLLN-066, Rev C	Mortons Urban Solutions	28 May 2025
19.	Retaining Wall and Detail Grading Plan Sheet 08	37502-CLLN-067, Rev C	Mortons Urban Solutions	28 May 2025
20.	Retaining Wall and Detail Grading Plan Sheet 09	37502-CLLN-068, Rev D	Mortons Urban Solutions	28 May 2025
21.	Retaining Wall Details Sheet 01	37502-CLLN-070, Rev C	Mortons Urban Solutions	11 February 2025
22.	Retaining Wall Details Sheet 02	37502-CLLN-071, Rev A	Mortons Urban Solutions	20 February 2025
23.	Final Surface and Sediment and Erosion Plan Sheet 01	37502-CLLN-080, Rev B	Mortons Urban Solutions	28 May 2025
24.	Final Surface and Sediment and Erosion Plan Sheet 02	37502-CLLN-081, Rev B	Mortons Urban Solutions	28 May 2025
25.	Final Surface and Sediment and Erosion Plan Sheet 03	37502-CLLN-082, Rev B	Mortons Urban Solutions	29 May 2025
26.	Final Surface and Sediment and Erosion	37502-CLLN-083, Rev B	Mortons Urban Solutions	29 May 2025

	Plan Sheet 04			
27.	Stormwater Catchment Plan Sheet 01	PLAN SHEET 01, Rev D	Mortons Urban Solutions	29 May 2025
28.	Road Hierarchy, Staging Plan & General Notes	37502-PREN-005, Rev D	Mortons Urban Solutions	29 May 2025
29.	Combined Services Plan Sheet 01	37502-PREN-090, Rev C	Mortons Urban Solutions	29 May 2025
30.	Combined Services Plan Sheet 02	37502-PREN-091, Rev C	Mortons Urban Solutions	29 May 2025
31.	Combined Services Plan Sheet 03	37502-PREN-092, Rev C	Mortons Urban Solutions	29 May 2025
32.	Combined Services Plan Sheet 04	37502-PREN-093, Rev C	Mortons Urban Solutions	29 May 2025
33.	Roadworks & Stormwater Plan Sheet 01	37502-PREN-100, Rev D	Mortons Urban Solutions	29 May 2025
34.	Roadworks & Stormwater Plan Sheet 02	37502-PREN-101, Rev D	Mortons Urban Solutions	29 May 2025
35.	Roadworks & Stormwater Plan Sheet 03	37502-PREN-102, Rev D	Mortons Urban Solutions	29 May 2025
36.	Roadworks & Stormwater Plan Sheet 04	37502-PREN-103, Rev D	Mortons Urban Solutions	29 May 2025
37.	Fire Trail Plan	37502-PREN-104, Rev B	Mortons Urban Solutions	29 May 2025
38.	Roadworks Details Sheet 01	37502-PREN-120, Rev B	Mortons Urban Solutions	7 th February 2025
39.	Sewer & Water Reticulation Plan Sheet 01	37502-PREN-500, Rev C	Mortons Urban Solutions	29 May 2025
40.	Sewer & Water Reticulation Plan Sheet 02	37502-PREN-501, Rev C	Mortons Urban Solutions	29 May 2025
41.	Sewer & Water Reticulation Plan Sheet 03	37502-PREN-502, Rev C	Mortons Urban Solutions	29 May 2025
42.	Sewer & Water Reticulation Plan Sheet 04	37502-PREN-503, Rev C	Mortons Urban Solutions	29 May 2025
43.	Stormwater Drainage Calculations	37502-NORTH [ID 1066670]	Mortons Urban Solutions	29 May 2025

Compliance assessment

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

- a) The Applicant must:
 - i) pay to 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 Services 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 complies with 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** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) 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 MEDQ notifies the Applicant as stated under iv) 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 developmentservices@edq.qld.gov.au

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.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
4.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ DA.	As indicated
5.	Bin Pad Disclosure A Bin Pad location is to be shown on the Disclosure Plan of a lot where the lot shares a frontage to a bin pad as shown on the approved plan of development.	As indicated
Engineering		
6.	Construction Management Plan a) Submit to EDQ IS a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i) noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>, including the provision of a dust-proof screen between the Internal Entry Road/construction access from Mountain Ridge Road and the relevant lot; ii) stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii) contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.	a) Prior to commencement of works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
7.	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 management of traffic around and through the site during and outside of construction work hours; ii) provision of parking for workers and materials delivery during and outside of construction hours of work; iii) planning including risk identification and assessment, staging, etc.; iv) ongoing monitoring, management review and certified updates (as required); v) traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
8.	Dispersive Soil Management Plan Implement and monitor the recommendations of the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting Pty Ltd document number ADG1059.19 Rev0 dated 11 October 2019.	At all times during construction
9.	Retaining Walls (North of Flagstone Creek) a) Submit to EDQ IS retaining wall functional layout plans certified by an RPEQ for all retaining walls north of Flagstone Creek. The functional layout plans shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i>. Proposed retaining walls height must not exceed 2.5m. b) Construct the works generally in accordance with the certified	a) Prior to submission of pre-construction documentation for the first stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	plans required under part a) of this condition. c) Submit to EDQ IS certification from a RPEQ that all retaining wall works have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to survey plan endorsement for the relevant stage
10.	Retaining Walls - General a) For all retaining walls (south of Flagstone Creek), submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ IS. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Filling and Excavation a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments, PDA Practice Note No. 10 – Plans of Development, PDA Guideline No. 13 – Engineering Standards – Earthworks, and the approved plans.</i> The certified earthworks plans shall: i) include a geotechnical soils assessment of the site; ii) be consistent with the Erosion and Sediment Control plan as required by the conditions of this approval; iii) provide full details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting dated October 2019; and iv) provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS certification from an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part b) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to survey plan endorsement for the relevant stage
12.	Roads – Internal a) Submit to EDQ IS engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans as required under parts a) and b) of this condition. c) Submit to EDQ IS ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Water Internal a) Submit to EDQ IS detailed water reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> b) Construct the internal works generally in accordance with the certified plans required under parts a) and b) of this condition. c) Submit to EDQ IS ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Sewer Internal a) Submit to EDQ IS detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> . b) Construct the works generally in accordance with the certified plans required under parts a) and b) of this condition. c) Submit to EDQ IS ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.	a) Prior to commencement of site works 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
15.	REMOVED	
16.	Compliance Assessment - Upgrade of Sewerage Pump Station and Rising Main a) Submit to EDQ IS for compliance assessment detailed design plans and a report, certified by an RPEQ, for the mechanical and electrical upgrade of the existing pump station on Lot 7000 on SP309239 to 55L/s flow capacity and for the construction of the permanent rising main connecting the pump station to the sub-regional sewer west of the railway generally in accordance with Council's adopted standards and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. b) Upgrade the sewerage pump station and construct the permanent rising main in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS 'as-constructed' plans, asset register, test results and commissioning report in accordance with Council current adopted standards. Or d) Demonstrate that the upgraded works to the sewerage pumping station and the permanent rising main as identified in part a) of this condition have been undertaken by others.	a) Prior to survey plan endorsement for the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage d) Prior to survey plan endorsement for the first stage
17.	Compliance Assessment - Waterway Rehabilitation and Stabilisation a) Submit to EDQ IS for compliance assessment a waterway rehabilitation and stabilisation strategy certified by an RPEQ for the portion of Flagstone Creek traversing the site. The water stabilisation strategy shall include: i) an assessment of geotechnical conditions of the site; ii) proposed locations of stormwater outlets, detention and bio-retention basins and other infrastructure; iii) assessment of condition of the current watercourse, and potential for scour to occur in the future iv) strategy for the dispersive soil management in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019. b) Submit to EDQ IS detailed waterway rehabilitation and stabilisation plans certified by an RPEQ generally in accordance with the waterway stability strategy endorsed	a) Prior to commencement of site works for the first stage b) Prior to commencement of

PDA Development Conditions		
No.	Condition	Timing
	under part a) of this condition generally documenting where applicable the following: i) Existing contours or site levels, services and features; ii) Proposed finished levels, including sections across and through the waterway at critical points; iii) Vegetation management; iv) Details and locations of any proposed structures, including weirs, bridges and artificial bank stabilisation (e.g. gabions); v) Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. vi) Details of remedial works to the watercourse. vii) Stabilisation works around any concentrated flow points from the development to the watercourse. viii) Details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019. c) Carry out the relevant works for stages 1, 3, 5 and 6 generally in accordance with the certified plans required under part b) of this condition. d) Carry out the works for stage 10 generally in accordance with the certified plans required under part b) of this condition. e) Submit to EDQ IS certification from an RPEQ that all works have been carried out generally in accordance with the certified plans required under part c) and d) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	site works for the relevant stage c) Prior to survey plan endorsement for the relevant stages d) Prior to survey plan endorsement for the 350th lot e) Prior to survey plan endorsement for the relevant stage
18.	Compliance Assessment – Stormwater Management (Quality) a) Submit to EDQ IS for compliance assessment detailed engineering drawings certified by a RPEQ, for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved documents: i) <i>Flood Assessment and Stormwater Management Plan - V01V04, dated February 27 September 2019 and prepared by Water Technology Concept Earthworks</i> b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
24.	Broadband Submit to EDQ IS a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant stage
25.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant stage
26.	Streetscape Works – Excluding Stages 2 and 4 a) Submit to EDQ IS, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans for all streetscape works, excluding stages 2 and 4. b) The detailed streetscape plans are to include where applicable: i) location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. Where for the road reserve adjoining the neighbourhood park and lots 1001-1007, the design of the roadway is to provide a seamless integration with the neighbourhood park. <i>Note: For any non-standard assets, confirmation of acceptance by the future asset owner must also be provided.</i> c) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. d) Submit to EDQ IS ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works 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
27.	Compliance Assessment – Streetscape Works – Stages 2 and 4 a) Submit to EDQ IS for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans for streetscape works within stages 2 and 4. The detailed streetscape plans are to include where applicable: i) location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>. ii) footpath treatments. iii) location and types of streetscape furniture. iv) location and size of stormwater treatment devices; and v) Street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. Where for the pedestrian links between road 5 and Mountain Ridge Road, in addition to the above, the following must also be provided: vi) street lighting that manages light spillage into adjoining residential properties and into Lot 4 on RP133387 for fauna management b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ IS ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works for stages 2 and 4 b) Prior to survey plan endorsement for stages 2 and 4 c) Prior to survey plan endorsement for stages 2 and 4
28.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ IS for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with the approved Landscape Master Plan prepared by SLR Consulting and the endorsed context plan, generally documenting the following: i) existing contours or site levels, services and features. ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batteries). iii) location of proposed drainage and stormwater works	• a) Prior to commencement of works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	within open space, including cross-sections and descriptions. iv) location of shared paths. v) locations of electricity and water connections to parks. vi) location and details of vehicle barriers/bollards/landscaping along park frontages were required to prevent unauthorised vehicular access. vii) details and locations of any proposed building works, including bridges, park furniture, picnic facilities and play equipment. viii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; ix) public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. x) management of biodiversity outcomes generally in accordance with the approved Natural Environment Site Strategy, document number 7534 Revision B, dated 13/02/2019 and prepared by Saunders Havill Group. xi) dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting and dated October 2019. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS, 'As Constructed' plans and asset register in a format acceptable to Council certified by AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
29.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i) The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii) Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv) Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement and monitor the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
30.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ IS	a) Prior to

PDA Development Conditions		
No.	Condition	Timing
	an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional generally in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0</i>. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
31.	Compliance Assessment – Acoustic Treatment along Mountain Ridge Road and Pebble Creek Entry Road a) Submit to EDQ IS for compliance assessment an amended noise impact assessment report generally in accordance with PDA Guideline No. 13 – Engineering Standards (Acoustic treatments). The amended report shall identify suitable noise mitigation measures for the properties affected by traffic noise from Mountain Ridge Road and Pebble Creek entry road, taking into consideration the endorsed retaining wall heights and finished lot levels identified in the endorsed functional layouts required by Conditions 10 and 12 of this approval. b) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the noise mitigation measures recommended by the endorsed noise impact assessment report required under part a) of this condition. c) Construct the noise mitigation measures generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ IS 'as-constructed' plans and an asset register, certified by a RPEQ, of the works located on public land required under part c) of this condition.	a) Prior to commencement of site works for any stage north of Flagstone Creek b) Prior to commencement of site works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
32.	Bushfire Management and Mitigation a) Carry out the works required for bushfire management and mitigation generally in accordance with the approved Bushfire Management Plan, prepared by Bushfire Risk Reducers, document no. 004.02.19, dated 20 January 2020. b) Submit to EDQ IS 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
33.	Vegetation Clearing a) Submit to EDQ DA a Vegetation Management Plan and Fauna Management Plan in accordance with the Significant Biodiversity Assessment Report, prepared by Saunders Havill Group, document no 9534, dated 23 January 2020. b) Undertake vegetation clearing generally in accordance with the Vegetation Management Plan and Fauna Management Plan submitted under part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (ADF Level 5). d) Submit to EDQ DA written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	a) Prior to the commencement of vegetation clearing b) As indicated c) At all times d) Within 3 months of completion of clearing
34.	Vegetation Clearing Offsets For remnant vegetation containing endangered regional ecosystems or koala habitat areas to be cleared as identified on the approved Significant Biodiversity Assessment Report, prepared by Saunders Havill Group, document no 9534, dated 23 January 2020: a) 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 July 2012; 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 July 2012: b) Submit to EDQ DA 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 July 2012. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ DA confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing

PDA Development Conditions		
No.	Condition	Timing
	Advice Note 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.	
35.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
36.	Landscape Interface Buffer a) Establish a 4m deep landscaped interface buffer in the locations shown on the approved <i>Flourish Plan of Development</i> , prepared by Saunders Havill Group and planted in accordance with the approved Flourish South Macean Development, Stage 7, 9 and 10 Rear Boundary Interface Sections, project number 620.V13637.00001 Revision 009 prepared by SLR, dated 08 August 2024. b) Maintain the landscape interface buffer, including weeding and pest management until survey plan endorsement for the relevant stage. c) Provide AILA certification that the landscape interface buffer for the relevant stage meets the requirements under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) As indicated c) Prior to survey plan endorsement for the relevant stage
Surveying, Land Dedications and Easements		
37.	Land Transfers – Contaminated Land Demonstrate to EDQ DA that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
38.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee lots 800, 9000, 9001, 9002, 9003 and 9004 for park and open space purposes.	Prior to the work in these lots being accepted as off maintenance
39.	Easements over Infrastructure Public utility easements must be provided, in registrable form, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets (if required by the authority which ultimately is to take over the asset). The terms of the easements must be to the satisfaction of the	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	
39. A	Reciprocal Easement for Drainage a) Submit to EDQ DA the reciprocal easement documentation, in a registerable form, for all approved lots in Flourish that are served by the common drainage system as shown on the approved <i>Overall Proposal Plan, prepared by Saunders Havill Group (document no. 9534 P 03 Rev AX-PRO 01, dated 29 October 2025)</i>. b) Register all reciprocal easements required under part a) of this condition. <i>Note: For the purposes of this condition, the reciprocal easement pertains to the shared use and maintenance of the drainage system that serves the rear areas of the affected interface lots.</i>	a) At or prior to the endorsement of the survey plan for the relevant stage. b) At the registration of the survey plan for the relevant stage.
40.	Small lot development easements for lots denoted “Small” under section 94(4) of Land Title Act 1994 For standard format lot sub-divisions where a lot is defined as small under section 94(4) of <i>Land Title Act 1994</i> and the lot adjoins another defined as small under section 94(4) of <i>Land Title Act 1994</i> and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one (1) or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	At or prior to survey plan endorsement for the relevant stage
41.	Small lot development easements for lots not capable of Application of High-Density Development Easements. If a lot is larger than the area defined as “small” under section 94(4) of <i>Land Title Act 1994</i> and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent	At or prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> , provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	
Infrastructure Contributions		
42.	Koala Habitat Management Pay to MEDQ, \$150 for each residential lot approved to contribute towards koala management in the region.	Prior to survey plan endorsement for the relevant stage
43.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date. - Or - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

PDA Development Conditions – Operational Works for Advertising Devices		
No.	Condition	Timing
General		
44	Compliance Assessment – Advertising Devices a) Where not exempt development under the approved Flourish Plan of Development, submit to EDQ DA for compliance assessment plans/supporting information for advertising devices generally in accordance with the approved <i>Overall Proposal Plan, prepared by Saunders Havill Group</i> (9534 P 03 Rev AX-PRO 01, dated 29 October 2025). The plans and/supporting information must detail the following: i) site location ii) signage design including dimensions, elevations and materials The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. b) Construct advertising devices generally in accordance with the approved Plan of Development and part a) of this condition. c) Unless otherwise agreed to in writing by EDQ DA, all advertising devices nominated on the approved <i>Overall Proposal Plan, prepared by Saunders Havill Group</i> (9534 P 03 Rev AX-PRO 01, dated 29 October 2025) and in accordance with the POD, are not permitted to remain longer than 10 years from the date of approval.	a) Prior to the commencement of works b) Ongoing c) As indicated

PDA Development Conditions – Plan of Development (POD)		
No.	Condition	Timing
General		
45	Carry out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
46	Compliance Assessment - Plans/Supporting Information – POD (Sales Office) Submit to EDQ DA for compliance assessment plans/supporting information for the sales office where greater than 150sqm. The plans and/supporting information must detail the following: i) site location ii) building height iii) gross floor area and site cover iv) interface with adjoining lots	Prior to commencement of building works for a sales office

PDA Development Conditions – Plan of Development (POD)		
No.	Condition	Timing
	v) building design including elevations and materials vi) on-site parking and servicing arrangements vii) landscaping The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	
46A	Compliance Assessment – Plans/Supporting Information – POD (Multiple Residential) a) For lots identified as a Multiple Residential and comprising 2 or more multiple residential dwellings on the approved Plan of Development, submit to EDQ DA, for compliance assessment, plans/supporting information. The plans and supporting information must detail the following as applicable: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area, and site cover; v) number of dwelling units and bedrooms; vi) interface with adjoining dwellings; vii) building design including elevations and materials; viii) on-site landscaping; ix) traffic engineering report addressing vehicular access, on-site parking and servicing arrangements; x) engineering services report; xi) site-based stormwater management plan; xii) compliance with the applicable Plan of Development The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencing of building works. b) Prior to commencement of use and to be maintained.
47	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date;	In accordance with the IFF

PDA Development Conditions – Plan of Development (POD)		
No.	Condition	Timing
	Or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	

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 ****