

Our ref: DEV2025/FLA/4041

28th January 2026

Mirvac Queensland Pty Ltd
C/- Urbis Ltd
Mr Liam Martin
Email: lmartin@urbis.com.au and jhiggins@urbis.com.au

Dear Applicant

Changed PDA Decision Notice

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

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Approval:	Change to Approval for a Material Change of Use for House, Sales Office (up to 400sqm), Display Home; Reconfiguring a Lot (1 into 354 residential lots and 2 balance lots); and Operational Work for Advertising Devices, in accordance with a Plan of Development
Property Location:	Teviot Road, Greenbank
Property Description:	Lot 9003 on SP344894 and Lot 9004 on SP334753

On 23rd 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 Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland

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

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Teviot Road, Greenbank (Ivory Parkway and Greenbank Road)	
Lot on plan description	Lot number	Plan description
	Lot 9003	SP344894
	Lot 9004	SP334753

PDA Development Approval details	
DEV Reference No.	DEV2025/FLA/4041
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for House, Sales Office (up to 400sqm), Display Home; Reconfiguring a Lot (1 into 354 residential lots and 2 balance lots); and Operational Work for Advertising Devices, in accordance with a Plan of Development
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.
Original decision date	16 May 2025
Change to Approval decision date	23 January 2026
Currency Period	6 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.	Reconfiguration of a Lot Plan – ROL13 – Preliminary Staging Plan	P0018054 ROL13-6 Rev 18	Urbis	19/11/2025
Plans and documents previously approved on 16 th May 2025.				
1.	Reconfiguration of a Lot Plan – ROL13 – Sheet 1 of 4 as amended in red	ROL13-1 Rev 16	Urbis	19/03/2025 as amended in red 09/05/2025
2.	Reconfiguration of a Lot Plan – ROL13 – Sheet 2 of 4 as amended in red	ROL13-2 Rev 16	Urbis	19/03/2025 as amended in red 09/05/2025

3.	Reconfiguration of a Lot Plan – ROL13 – Sheet 3 of 4	ROL13-3 Rev 16	Urbis	19/03/2025
4.	Reconfiguration of a Lot Plan – ROL13 – Sheet 4 of 4	ROL13-4 Rev 16	Urbis	19/03/2025
5.	Reconfiguration of a Lot Plan – ROL13 – Balance Lots	ROL13-5 Rev 16	Urbis	19/03/2025
6.	Reconfiguration of a Lot Plan – ROL13 – Preliminary Staging Plan, amended in red	ROL13-6 Rev 16	Urbis	19/03/2025 amended in red 09/05/2025
7.	Everleigh Plan of Development – ROL13 – Design Criteria – Fixed Elements Plan, amended in red	P0018054 FEP13 Rev 10	Urbis	02/12/2024 amended in red 09/05/2025
8.	Everleigh Plan of Development – ROL13 – Design Criteria – Sheet 1 of 3, amended in red	P00108054 DC13-1 Rev 10	Urbis	02/12/2024 amended in red 09/05/2025
9.	Everleigh Plan of Development – ROL13 – Design Criteria – Sheet 2 of 3, amended in red	P00108054 DC13-2 Rev10	Urbis	02/12/2024 amended in red 09/05/2025
10.	Everleigh Plan of Development – ROL13 – Design Criteria – Sheet 3 of 3, amended in red	P00108054 DC13-3 Rev 10	Urbis	02/12/2024 amended in red 09/05/2025
11.	Everleigh Plan of Development – ROL13 – Proposed Signage Plan	P00108054 SGP13 Rev 10	Urbis	02/12/2024
12.	ROL13 – Precincts 5,6 & 7 Everleigh – Engineering Services Report	MIR-1300/R2403580 Rev 1	Premise	11/11/2024
13.	Stormwater Quantity and Stormwater Quality Analysis	QC4060_007-LTR-001-2-Everleigh ROL13 SW Analysis	Engeny	09/07/2024
14.	High School Guroman Drive Frontage – Bus Bays, amended in red	SKC72 Rev 1	Premise	amended in red 09/05/2025
15.	Guroman Drive Bus Swept Path	SKC73 Rev 1	Premise	19/02/2025
16.	Everleigh Greater Flagstone PDA ROL13 – Open Space Plans Issue 6	171201	Urbis	22/05/2024

17.	Vegetation Clearing and Fauna Management Plan, ROL 13 (Precincts 5-7)	7598 (Entire Package)	Saunders Havill Group	June 2024
18.	Bushfire Management Plan Everleigh ROL13 – Precinct 5, 6 and 7, Teviot Road	22072	LEC	24/05/2024

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.

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.

- 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

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage.
2.	Early Survey Plan Endorsement – Proposed High School a) If Survey Plan Endorsement for the Proposed High School lot identified on the approved plans is required prior to the lot being fully serviced i.e. roads on all sides, water, sewer, stormwater, power, telecommunications, broadband, the applicant must bond all uncomplete works. The value of this bond must be equal to 150 per cent of the value of the Uncomplete Works as certified by a suitably qualified certifier pursuant to EDQ's Certification Procedures Manual (CPM). This must be accompanied by all requirements outlined in section 10.2.2 of the CPM as deemed relevant by the MEDQ (see note below). b) The applicant may apply for a reduction of the uncomplete works bond pursuant to section 10.2.5 of the CPM. In support of this the applicant must include evidence of consultation with the Department of Education.	a) Prior to survey plan endorsement of Precinct 5.1C (the High School Lot). b) In accordance with the timing requirements of the relevant sections of the CPM

PDA Development Conditions		
No.	Condition	Timing
	c) The Proposed High School lot must be fully serviced. <i>Note: The uncompleted works bonding process outlined above is not subject to the full requirements of the CPM. This includes but is not limited to the timing related to completion of the works and percentages of completed works prior to accepting the bond. This is to be discussed with the MEDQ prior to lodgement of the survey plan endorsement.</i>	c) Prior to survey plan endorsement for the last stage within the development that includes residential lots or opening of the High School, whichever occurs first.
3.	Street Naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement of the residential lots.
Construction		
4.	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
5.	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 form³.	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.	At all times

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

PDA Development Conditions		
No.	Condition	Timing
7.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 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.	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
8.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: 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
9.	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>Austrroads Guide to Temporary Traffic</i>	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	<i>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. NOTE: <i>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>	b) During construction
10.	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. NOTE: <i>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
Earthworks and retaining walls		
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with:	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) The preliminary earthworks layout plans included within the approved ROL13 – Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1300/R2403580, Rev 1, dated 11 November 2024. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site including bearing capacity assessment of existing ground to be filled and stability assessment of fill soil along the external boundary; ii) accord with the Erosion and Sediment Control Plans, as required by Erosion and sediment management condition; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this; 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
12.	Retaining walls – Compliance Assessment	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ DA for compliance assessment, detailed engineering plans, certified by an 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>); and iii) located and designed generally in accordance with the earthworks plans included within the approved ROL13 - Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1300/R2403580, Rev 1, dated 11 November 2024. b) Construct retaining walls generally in accordance with the endorsed 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 submitted under part a) of this condition.	a) Prior to commencing 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
Roadworks, urban servicing and stormwater management		
13.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The approved Master Plan Strategy 4 – Movement Network – Figure 6, 7 and 8, prepared by Urbis and dated 25 June 2019. iii) the road functional plans and cross sections included within the approved ROL13 – Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	no. MIR-1300/R2403580, Rev 1, dated 11 November 2024. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: 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 for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Roadworks – Guroman Drive – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment engineering design drawings, certified by a RPEQ, for the Neighbourhood Connector 2 (Guroman Drive) generally in accordance with High School Guroman Drive Frontage – Bus Bays, Plan Number SKC72 Rev 1, as amended in red and Neighbourhood Connector 2 – Typical Cross Section as shown on Typical Road Cross Sections, Plan Number SKC33 Rev 2, as included in the Engineering Services Report prepared by Premise, Report no MIR-1300/R2403580, Rev 1, dated 11 November 2024. (b) The Neighbourhood Connector 2 must be designed and constructed in accordance with the following to accommodate up to ten (10) indented bus bays along the frontage of the High School Site (precinct 5.1C): i) Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; and ii) Department of Transport and Main Roads Queensland Manual of Uniform	a) Prior to commencement of work for the relevant stage. b) Prior to commencement of work for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	Traffic Control Devices, Part 13 Local Area Traffic Management; and iii) Chapter 2 – Planning and Design, Section 2.3.2 Bus Route Infrastructure) Page 6 of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015. (c) Submit to EDQ IS, detailed engineering design/construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. (d) Construct the works generally in accordance with the certified plans as required under part b) and c) of this condition. (e) 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 works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage. e) Prior to survey plan endorsement for the relevant 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 an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as ‘Rate 2 Public Lighting’; iii) be endorsed by Council as the Energex ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>	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
	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 IS ‘as-constructed’ plans and test documentation, certified by an RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
16.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by an 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 preliminary water layout plans within the approved ROL13 - Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1300/R2403580, Rev 1, dated 11 November 2024 b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS ‘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) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing 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
17.	Compliance Assessment - Trunk Water Main a) Submit to EDQ IS for compliance assessment, detailed design plans, certified by an RPEQ, for the DN250 trunk water main along Anderson Drive, connecting the internal network to the trunk main on Greenbank Road. The trunk water design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and	a) Prior to 31 December 2027 or another time as agreed in writing by EDQ IS.

PDA Development Conditions

No.	Condition	Timing
	ii) the endorsed Water IMP. b) Construct the trunk water main generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of the trunk water main constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to 31 December 2027 or another time as agreed in writing by EDQ IS c) Prior to 31 December 2027 or another time as agreed in writing by EDQ IS
18.	Sewer reticulation a) Submit to EDQ IS 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 preliminary sewer layout plans within the approved ROL13 - Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1300/R2403580, Rev 1, dated 11 November 2024. iii) The sewer reticulation network will be designed and installed in accordance with SEQ D&C Code, Logan City Council requirements and Premise prepared whole of site sewer design master plan. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS '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) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing 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
19.	Compliance Assessment – Sewerage Pump Station and rising main a) Submit to EDQ DA for compliance assessment detailed design plans and report, certified by a RPEQ, for proposed pump station and rising main generally in accordance with: i) Council's adopted standards ii) <i>PDA Guideline No. 13 Engineering standards; and</i> iii) the preliminary sewer layout plans within the approved ROL13 - Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1300/R2403580, Rev 1, dated 11 November 2024. b) Construct the sewerage pump station and rising main internal to the site generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of sewer works for the first stage where the sewer flows to the sewer pump station b) Prior to survey plan endorsement for the first stage where the sewer flows to the sewer pump station c) Prior to survey plan endorsement for the first stage where the sewer flows to the sewer pump station.
20.	Compliance Assessment – Stormwater management (overall) a) Submit to EDQ DA for compliance assessment detailed engineering design documentations certified by an RPEQ, taking into consideration the impact of climate change, and generally in accordance with: i) Guideline No. 13 Engineering standards – stormwater quantity; ii) the approved Everleigh Stormwater Masterplan Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny and dated 2 December 2020 (as approved through Preliminary Approval DEV2016/768/54), as amended from time to time;	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	iii) Stormwater quantity and quality analysis report (Engeny, 9 July 2024), iv) the preliminary stormwater layout plans within the approved ROL13 - Precincts 5, 6 & 7, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-1300/R2403580, Rev 1, dated 11 November 2024; v) Road drainage design to accommodate the 10%AEP flow. For flows in excess of 10%AEP up to the 1% AEP, ensure there is a clear overland flow path, complying with the Queensland Urban Drainage Manual (QUDM) overland flow safety criteria. vi) Wetland Design to be in accordance with Water by Design Technical Design Guidelines. vii) Waterway Geomorphic Assessment and Management Plans: Dispersive soils management. b) Construct stormwater works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS “as constructed” plans, certified by an RPEQ including an asset register in a format acceptable to Council. Advice: At compliance assessment stage, a referral to Council may be required on the bioretention and sediment basins configurations including the connection to the ephemeral low flow channel.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
21.	Compliance Assessment – Stormwater management (quantity) a) Submit to EDQ DA for compliance assessment detailed engineering design drawings for the stormwater detention basin certified by an RPEQ, taking into consideration the impact of climate change, and generally in accordance with: i) <i>Guideline No. 13 Engineering standards – stormwater quantity</i>; ii) the approved <i>Everleigh Stormwater Masterplan Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny and dated 2 December 2020</i> (as approved through Preliminary Approval	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	DEV2016/768/54) and as amended from time to time; iii) the Stormwater quantity and quality analysis report (Engeny, 9 July 2024), b) Construct stormwater works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by an RPEQ including an asset register 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
22.	Compliance Assessment - Stormwater management (quality) a) Submit to EDQ DA for compliance assessment, engineering design drawings and supporting documents, certified by an RPEQ, for stormwater quality treatment devices generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Stormwater quantity and quality analysis report (Engeny, 9 July 2024), b) Submit to EDQ IS detailed engineering design/construction drawings, certified by an RPEQ, generally in accordance with the endorsed plans required under part a) of this condition c) Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing site works for the relevant stage b) Prior to commencing 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
23.	Stormwater management – Piped Drainage (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and:	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	ii) the approved Everleigh Stormwater Masterplan Ref: M43000_023-REP-701-4 Rev 3 prepared by Engeny and dated 2 December 2020 (as approved through Preliminary Approval DEV2016/768/54) and as amended from time to time; iii) the approved Stormwater quantity and quality analysis report (Engeny, 9 July 2024),	
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
24.	Electricity	
	a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to survey plan endorsement for the relevant stage
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
25.	Telecommunications	
	a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to survey plan endorsement for the relevant stage
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
26.	Broadband	
	a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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
Landscape and environment		
27.	Streetscape Works (compliance assessment) Either: a) Submit to EDQ IS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ DA for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; and 6. screening of adjoining visible retaining walls along Teviot Road and Anderson Drive	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for each relevant stage c) Prior to survey plan endorsement for each relevant stage d) Prior to commencement of site works for each relevant stage

PDA Development Conditions		
No.	Condition	Timing
	e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. • g) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
28.	Landscape works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: i) <i>PDA Guideline No. 12 – Park planning and design</i>; and ii) The approved Master Plan Strategy 3 – Open Space Network – Figure 5, prepared by Urbis and dated 25 June 2019. iii) the approved Everleigh Greater Flagstone PDA ROL13 – Open Space Plans Issue 6, prepared by Urbis dated 22/05/2024 The certified plans are to include, where relevant: 1. existing contours or site levels, services and features; 2. 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 batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. location and details of vehicle barriers/bollards/landscaping along park	a) Prior to commencement of site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	frontages to prevent unauthorised vehicular access; 6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and 8. public lighting in accordance with <i>Australian Standard AS4282-1997 – Control of the obtrusive effects of outdoor lighting</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register 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.
29.	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Management Plan, prepared by LEC, Report Number 22072, dated 24 May 2024. b) Submit to EDQ DA verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
30.	Vegetation Clearing a) Undertake vegetation clearing generally in accordance with the approved Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, Number 7598 E Q1 ROL13 VCFMP A, dated June 2024. b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).	a) At all times b) At all times

PDA Development Conditions		
No.	Condition	Timing
31.	Vegetation Clearing Offsets a) Submit to EDQ DA a detailed plan, endorsed by a suitably qualified arborist (AQF Level 5) or ecologist, showing the extent of High, Medium and Low Value Bushland Habitat and High and Medium Value Rehabilitation proposed to be cleared. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAS dated May 2015; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015: c) Submit to EDQ 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 May 2015. d) Undertake compensatory planting in accordance with c) of this condition. e) 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 part c) of this condition. Advice: <i>An Environmental Protection and Biodiversity Conservation Act 1999 (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.</i>	a) Prior to commencement of vegetation clearing. b) Prior to commencement of vegetation clearing. c) Prior to commencement of vegetation clearing. d) Within 3 months of commencement of vegetation clearing. e) Within 12 months of commencement of vegetation clearing.
32.	Koala Habitat Contribution Pay to the MEDQ \$150 for each approved residential	Prior to survey plan

PDA Development Conditions		
No.	Condition	Timing
	lot. <i>NOTE: The contribution required by this condition is for the purposes of managing koala habitat and is levied in accordance with PDA Guideline No. 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs.</i>	endorsement for the relevant stage
Surveying, land transfers and easements		
33.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 840, 841, 843, 845 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
34.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, 842 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
35.	Land Transfers – Sewer Infrastructure Transfer, in fee simple, to Council as trustee, 844 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
36.	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 stage
37.	High Density Development Easements (lots $\leq 450\text{m}^2$ in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition.	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
38.	Reciprocal Easements (lots $> 450\text{m}^2$ in area)	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots >450m² in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Infrastructure charges		
39.	Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP
40.	Implementation Charge The applicant will: a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the DCOP
41.	Sub-Regional & Value Capture Charges The applicant will: a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

PDA Development Conditions		
No.	Condition	Timing
	the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of 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 ****