

Our ref: DEV2025/1688

09 February 2026

Liam Martin
Associate Director
Mirvac Queensland C/- Urbis Pty Ltd
lmartin@urbis.com.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Greater Flagstone
PDA Development Type:	Development Permit for MCU (Display home, House, Park and Home Related Business; Reconfiguring a Lot (1 lot into 261 residential lots); Operational Works - Signage in accordance with a Plan of Development (Everleigh ROL 21)
Property Location:	Teviot Road, Greenbank
Property Description:	Lot 9003 on SP338120 and Lot 9004 SP338120

On 9 February 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

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

If you require any further information, please contact Carly Prenzler on (07) 3882 8475 or by email at Carly.Prenzler@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland

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

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 9003	SP338120
	Lot 9004	SP338120
PDA Development Approval details		
DEV Reference No.	DEV2025/1688	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Operational work ☐ PDA Preliminary Approval ☒ PDA Development Permit	
Approval details	Development Permit for MCU (Display home, House, Park and Home Related Business; Reconfiguring a Lot (1 lot into 261 residential lots); Operational Works - Signage in accordance with a Plan of Development (Everleigh ROL 21)	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	09/02/2026	
Currency Period	10 years from the Decision date	

Approved plans and documents			
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.			
Plan/Document Name	Reference No.	Prepared By	Date
Reconfiguration of a Lot Plan – ROL 21	P0018054 Drawing No: ROL21-1 Rev 00	Urbis	31 July 2025
Reconfiguration of a Lot Plan – ROL 21 Balance Lots	P0018054 Drawing No: ROL21-2 Rev 00	Urbis	31 July 2025
Reconfiguration of a Lot Plan – ROL 21 Preliminary Staging Plan	P0018054 Drawing No: ROL21-3 Rev 00	Urbis	31 July 2025
Reconfiguration of a Lot Plan – ROL 21 Indicative Social Housing Plan	P0018054 Drawing No: ROL21-4 Rev 00	Urbis	31 July 2025
Reconfiguration of a Lot Plan – ROL 21 Preliminary Parking Plan	P0018054 Drawing No: ROL21-4 Rev 00	Urbis	14 July 2025
Plan of Development – Envelope Plan	P0018054 Drawing No: POD21-1 Rev 00	Urbis	14 July 2025
ROL 21: Plan of Development – Design Criteria	Report 250815	Urbis	July 2025
Plan of Development – ROL21 – Fixed Elements Plan	P0018054 Drawing No: FEP21 Rev 00	Urbis	15 July 2025
ROL 21: Plan of Development – Design Criteria Sheet 1 of 3	P0018054 Drawing No: DC21-1 Rev 00	Urbis	15 July 2025
ROL 21: Plan of Development – Design Criteria Sheet 2 of 3	P0018054 Drawing No: DC21-2 Rev 00	Urbis	15 July 2025
ROL 21: Plan of Development – Design Criteria Sheet 3 of 3	P0018054 Drawing No: DC21-3 Rev 00	Urbis	15 July 2025
ROL 21 Everleigh Engineering Services Report	MIR-0500/2503585 Rev A	Premise	9 June 2025
Stormwater Management Memo	BBNE00356_0015-LTR-002-0-Precinct 5.3 SW Letter	Engeny	6 June 2025
ROL21 - Open Space Plans	171201	Urbis	November 2024
Traffic Noise Impact Assessment	ATP230238-R-TNIA-01_RoL 21	ATP Consulting Engineers	December 2024
Significant Biodiversity Assessment Report	7598 E Issue B	Saunders Havill Group	27 March 2025
Vegetation Clearing and Fauna Management Plan	7598 E 02 ROL21 VCFMP A	Saunders Havill Group	15 May 2025
Ecological Addendum	7598E	Saunders Havill	27 May 2025

		Group	
Traffic Technical Note	MIR-0500-L01	Premise	26 August 2025
Bushfire Management Plan	25071 Final	LEC	3 September 2025

Other plans and documents			
The following plans and documents are supporting documents are referred to in the PDA development approval conditions but are not approved plans and documents			
Plan/Document Name	Reference No.	Prepared By	Date
Master Plan, Teviot Road Greenbank	-	Urbis	May 2025 (amended in Red 26 June 2025)

Compliance assessment
Where a condition of this approval requires Compliance Assessment, the following is required;
a) The Applicant must: i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time). ii) submit to EDQ DA a duly completed Compliance Assessment form². iii) submit to EDQ DA the documentation as required under the relevant condition. b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice. c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought. d) The process and timeframes that apply to Compliance Assessment are as follows: i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment. ii) within 20 business days – MEDQ assesses the documentation and: 1. if satisfied, endorses the documentation; or 2. if not satisfied, notifies the Applicant accordingly.

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.

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

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

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.
Construction		
2.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement

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

PDA Development Conditions		
No.	Condition	Timing
		date
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction management plan a) Submit to EDQ 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
5	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>. Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage During construction
6	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions		
No.	Condition	Timing
	<i>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>	
7	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		
8	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - The preliminary earthworks layout plans included within the approved ROL21, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-0500/2503585, Rev A, dated 09 June 2025. The certified earthworks plans are to: - 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; - accord with the Erosion and Sediment Control Plans, as required by Erosion and sediment management condition; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled;	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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 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
9	Retaining walls – Compliance Assessment 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 ROL21, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-0500/2503585, Rev A, dated 09 June 2025.. 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		
10	Roadworks	

PDA Development Conditions		
No.	Condition	Timing
	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 May 2025 (amended in red 26 June 2025). iii) the road functional plans and cross sections included within the approved ROL21, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-0500/2503585, Rev A, dated 09 June 2025 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.	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
11	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	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’. 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.	for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12	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 ROL21, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-0500/2503585, Rev A, dated 09 June 2025. 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
13	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 ROL21, Everleigh, Engineering Services Report prepared by Premise, Report no. MIR-0500/2503585, Rev A, dated 09 June 2025.	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14	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 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.	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
15	Compliance Assessment - Stormwater management (quality) a) Submit to EDQ DA for compliance assessment, engineering design drawings and supporting documents, certified by an	a) Prior to commencing site

PDA Development Conditions		
No.	Condition	Timing
	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.	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
16	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
17	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
18	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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Landscape and environment		
19	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;	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
	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 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
20	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 ROL21 – Open Space Plans Issue 01, prepared by Urbis dated 15/11/2024 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 frontages to prevent unauthorised vehicular access; 6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play	a) Prior to commencement of site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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.
21	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Management Plan, prepared by LEC, Report Number 25071, dated 03 September 2025. 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
22	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 01 ROL21 VCFMP A, dated 15 May 2025. b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5).	a) At all times b) At all times
23	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.	a) Prior to commencement of vegetation clearing.

PDA Development Conditions		
No.	Condition	Timing
	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>	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.
24	Koala Habitat Contribution Pay to the MEDQ \$150 for each approved residential 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>	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
General – Envelope Plans		
25	Carry out the Approved Development – Envelope Plans Carry out the approved development generally in accordance with the approved Envelope Plans and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
26	Maintain the Approved Development – Envelope Plans Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
27	Plans and Supporting Information – POD Compliance Assessments a) Submit to EDQ DA, for Compliance Assessment, documentation for Multiple Residential (Duplex Dwelling) and/or Sales Office (up to 400m ² GFA) development, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) built-form including floor plans, sections, elevations and details of materials; ii) landscaping and open space provision; iii) on-site parking, access and servicing; and iv) urban servicing arrangements including sewer, water, stormwater connections; and v) an assessment of compliance with the approved POD.	a) Prior to commencement of building works b) Prior to commencement of building works

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 ****