

Our ref: DEV2016/813/6

24 March 2026

Shopping Centres Australasia Property Group RE Limited
C/- Place Design Group
Att: Ms Jessica Pitcher
GPO Box 775
BRISBANE CITY QLD 4001
Email: jessica.p@placedesigngroup.com

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
PDA Development Approval:	Development Permit for MCU for – extension to shopping centre (business, childcare centre, community facility, fast food premises, food premises, health care services, indoor entertainment, indoor sport and recreation, shop, shopping centre)
Property Location:	15 and 19-67 Pub Lane, Greenbank
Property Description:	Lot 5 on SP343223 and Lot 1 SP214051 and Easements A, B and C on SP214051

On 24 March 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 Jocelyn Bowyer on (07) 3214 9579 or by email at jocelyn.bowyer@edq.qld.gov.au

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland

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

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	15 and 19-67 Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 1	SP214051
	Lot 5	SP214051
	Easements A, B and C	SP214051

PDA Development Approval details	
DEV Reference No.	DEV2016/813/6
Original Approval details	PDA Development Approval for Development Permit for MCU for – extension to shopping centre (business, childcare centre, community facility, fast food premises, food premises, health care services, indoor entertainment, indoor sport and recreation, shop, shopping centre)
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: • Renumbering of conditions and update to organisational terms; • Removal of conditions for temporary urban park / community space (26A) and car park (7); • Addition of conditions for GFA (5), staging plan (6), signage (34) and access easement (36); • Updated conditions to reflect staging plan and amended architectural plans. • Updated approved plans / document list.
Original decision date	17 November 2017
1 st Change to Approval decision date	5 June 2020
2 nd Change to Approval decision date	18 December 2023
3 rd Change to Approval decision date	24 March 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
Architectural Plans – Greenbank SC Expansion, 251 Teviot Road, Greenbank			

1.	Materials Palette	27007748 – SD0210 Issue A	Cotteeparker	12/09/2025
2.	Materials Palette	27007748 – SD0211 Issue A	Cotteeparker	12/09/2025
3.	Materials Palette	27007748 – SD0212 Issue A	Cotteeparker	12/09/2025
4.	Area Schedule & Context	7748 – SD1001 Issue D	Cotteeparker	04/03/2026
5.	Staging Plan	7748 – SD1002 Issue K	Cotteeparker	04/03/2026
6.	Site Plan – Ground as amended in red	7748 – SD1003 Issue G	Cotteeparker	04/03/2026
7.	Site Plan – Level 1	7748 – SD1004 Issue C	Cotteeparker	04/03/2026
8.	Site Plan – Roof	7748 – SD1005 Issue C	Cotteeparker	04/03/2026
9.	Carpark Plan - West	7748 – SD1101 Issue E	Cotteeparker	04/03/2026
10.	Carpark Plan – South as amended in red	7748 – SD1102 Issue D	Cotteeparker	04/03/2026
11.	Carpark Plan - Existing	27007748 – SD1203 Issue A	Cotteeparker	12/09/2025
12.	Carpark Plan – Services Zone	27007748 – SD1204 Issue C	Cotteeparker	04/03/2026
13.	Floor Plan - Ground Part A	7748 – SD2001 Issue C	Cotteeparker	04/03/2026
14.	Floor Plan - Ground Part B	27007748 – SD2002 Issue A	Cotteeparker	12/09/2025
15.	Floor Plan - Level 1 Part A	27007748 – SD2011 Issue C	Cotteeparker	04/03/2026
16.	Roof Plan Part A	27007748 – SD2101 Issue C	Cotteeparker	04/03/2026
17.	Roof Plan Part B	27007748 – SD2102 Issue A	Cotteeparker	12/09/2025
18.	Masterplan - Diagrams - Pedestrian	7748 – SD2801 Issue E as amended in red	Cotteeparker	04/03/2026
19.	Masterplan - Diagrams - Bicycle	7748 – SD2802 Issue E as amended in red	Cotteeparker	12/12/2025
20.	Building Sections	27007748 – SD3101 Issue A	Cotteeparker	12/09/2025
21.	Building Sections	27007748 – SD3102 Issue A	Cotteeparker	12/09/2025
22.	Building Sections	27007748 – SD3103 Issue A	Cotteeparker	12/09/2025
23.	Building Sections	27007748 – SD3104 Issue A	Cotteeparker	12/09/2025
Other Plans / Documents				
24.	Landscape Architectural	1021075 – Rev 05	Place Design	15 December

	Design Report		Group	2025
25.	Greenbank Shopping Centre – Stage 2 Extension – Proposed Change Application - Traffic Engineering Assessment	21BRT0445 LT06-01	Colliers	15 September 2025
26.	Greenbank Shopping Centre – Stage 2 Extension – Proposed Change Application Response to EDQ Information Request – Western Lot Access Easement	21BRT0445 LT08-01	Colliers	04 March 2026
27.	Greenbank Shopping Centre – Stage 2 Extension – Proposed Change Application Response to EDQ Information Requests – Traffic Engineering Items	21BRT0445 LT07-02	Colliers	15 December 2025
28.	Civil Works Staging Commentary	21282B	Bornhorst+Ward	16 December 2025
29.	Serviceability Report for the Proposed Greenbank Shopping Centre - Stage 2	21282 – Issue F	Bornhorst+Ward	15 December 2025
30.	Site Based Stormwater Management Plan for the Proposed Greenbank Shopping Centre - Stage 2	21282 – Issue H	Bornhorst+Ward	December 2025
31.	Stormwater Technical Note	21282	Bornhorst+Ward	03 March 2026
32.	Greenbank Shopping Centre – Stage 2a Redevelopment Acoustic Report	BNE0627 – Rev 8	ADP	12 December 2025
33.	Greenbank Shopping Centre – Stage 2b Redevelopment Acoustic Report	BNE0627 – Rev 9	ADP	12 December 2025
Supporting Documentation				
34.	Proposal Plan Proposed Lots 7 and 8	B0004 60009 001 – Revision C	DMA Partners	27 February 2026
35.	Greenbank Shopping Centre – Minor Amendment and ROL	22_15_DMA2_LT03	JD Environmental	10 December 2025

	RFI and Staging – Bushfire Consulting Services			
36.	Information Request Response – Greenbank Shopping Centre minor Change Request (Stage 2) EDQ DEV 2016/813	N/A	28 South Environmental	12 December 2025
Plans and documents previously approved on 18th December 2023				
1.	Bushfire Assessment Report – Greenbank Shopping Centre (Stage 2)	22_15_DMA2_RPT01 Revision 2	JD Environmental	26 April 2023
Plans and documents previously approved 17th November 2017				
1.	Ecological Assessment Report		28 South Environmental	14 April 2016 (Amended in Red on 14 September 2017)

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 Development Services a duly completed Compliance Assessment form².
 - iii) submit to EDQ Development Services 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:

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.

- 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

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must 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.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
4.	Compliance Assessment – Detailed Architectural Plans a) Submit to EDQ Development Services, for compliance assessment, detailed architectural plans/supporting information generally in accordance with the approved	a) Prior to commencement of building

PDA Development Conditions		
No.	Condition	Timing
	plans/documents, <i>PDA Guideline no. 09 – Centres</i> (May 2015) and relevant provisions of the <i>Greater Flagstone UDA Development Scheme</i>. The architectural plans and supporting information must include the following, at a minimum: i. site plan detailing gross floor area of all approved uses and internal configuration of centre; ii. elevations detailing colours, finishes and materials; iii. provision and location of bicycle facilities and end-of-trip facilities in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>; and iv. compliance report prepared against the <i>PDA Guideline no. 09 – Centres</i> (May 2015) and relevant provisions of the <i>Greater Flagstone UDA Development Scheme</i>. v. acoustic treatment in accordance with the relevant recommendations specified in the approved Acoustic Reports. vi. complies with the car park layout detailed design approved under Condition 9. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	works for the relevant stage b) Prior to commencement of use and to be maintained
5.	Allowable Gross Floor Area (GFA) The proposed development site (Lot 5 on SP343223 and Lot 1 SP214051) must not exceed a total maximum of new Gross Floor Area of 14,022m³ comprising of: i. Up to 11,000m² GFA of retail / entertainment uses ii. Up to 3,000m² GFA of community uses iii. Up to 3,000m² GFA of commercial uses	At all times
6.	Staging Plan a) The stages of construction must be generally in accordance with the staging plan in the approved architectural drawings. b) Access easement (Easement G) to the future development stage, which must be delivered in the first stage that is developed. c) Unless otherwise approved in writing by EDQ Development Services, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	a) As indicated b) Prior to commencement of use for the first stage c) As indicated

PDA Development Conditions		
No.	Condition	Timing
Engineering		
7.	Construction Management Plan a) Submit to EDQ DA Engineering, 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>; 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. Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
8.	Traffic Management Plan a) Submit to EDQ DA Engineering, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. 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); and 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). 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 b) At all times during construction
9.	Carpark	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ Development Services, the car park layout detailed design certified by an RPEQ, generally in accordance with the approved traffic engineering reports, traffic engineering responses, detailed architectural plans endorsed under Condition 4a and the following: i) The carpark layout and bicycle parks shall be designed in accordance with AS 2890 – <i>Parking Facilities</i>. ii) Shared path connection to Teviot Road to be constructed to the 'arbour' as part of stage 2B in accordance with the approved architectural plans as amended in red. b) Construct the carpark in accordance with the endorsed revised carpark layout as required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of use of the relevant stage
10.	Compliance Assessment – Pub Lane / Old Pub Lane Intersection a) Submit to EDQ Development Services, for compliance assessment a detailed layout plan(s), certified by a RPEQ, for a roundabout controlled intersection at Pub Lane/Old Pub Lane in accordance with PDA Guideline No. 13 – Engineering Standards – Major Roads. The roundabout shall not encroach on private land, other than the subject site. b) Submit to EDQ Development Assessment, detailed engineering plans certified by a RPEQ generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, 'as-constructed' plans, associated test results and an asset register in a format which accords with Council requirements. Advice Note: <i>Prior to commencement of works on Pub Lane the applicant may be required to obtain a 'road permit' from Council.</i>	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use for the first stage d) Prior to commencement of use for the first stage
11.	Retaining Walls a) Submit to EDQ DA Engineering, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DA Engineering, certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	b) Prior to commencement of use of the relevant stage c) Prior to commencement of use of the relevant stage
12.	Filling and Excavation a) Submit to EDQ DA Engineering, detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments</i> and: i. The approved Serviceability report. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 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 a) of this condition. c) Submit to EDQ DA Engineering, certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
13.	Water Connection Connect the development to the existing water reticulation network in accordance with Council’s current adopted standards.	Prior to commencement of use
14.	Internal Sewer a) Submit to EDQ DA Engineering, detailed design plans certified by an RPEQ for the internal sewer connecting Lot 6 on SP246116 and Lot 4 on SP214051 to the future external sewer generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	Water & Sewerage Reticulation Layout in the approved Serviceability report. b) Construct the works generally in accordance with the certified plans required under part a) of this condition and the approved civil works staging commentary. c) Submit to EDQ DA Engineering, 'as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards.	b) Prior to commencement of use c) Prior to commencement of use
15.	Compliance Assessment – External Sewer <u>If Council's external sewer network has not been constructed at the time of commencing site works:</u> a) Submit to EDQ Development Services, for compliance assessment preliminary design plans certified by a RPEQ for the proposed temporary measures to maintain the service to the development connected to the temporary treatment plant. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Where the temporary treatment plant is no longer required due to the availability to connect to Council's external sewer network, fulfil parts d) to g) of this condition. <u>If Council's external sewer network is constructed at the time of commencing site works:</u> d) Submit to EDQ Development Services, for compliance assessment, preliminary design plans certified by a RPEQ for the connection of the internal sewer to the Council's network. The certified sewerage plans shall include: - proposed temporary measure to maintain the service to the development connected to the temporary treatment plant; and - decommissioning plan for the existing on-site temporary treatment plant and effluent irrigation facilities after connection to Council's network. e) Submit to EDQ DA Engineering, detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed network plan required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Within 6 months of the connection being available d) Prior to commencement of site works e) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	f) Construct the works generally in accordance with the certified plans required under part b) of this condition. g) Submit to EDQ DA Engineering, as-constructed' plans, asset register, pressure and CCTV results in accordance with the registered service provider's current adopted standards; or	f) Prior to commencement of use g) Prior to commencement of use
16.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
17.	Stormwater Management a) Submit to EDQ DA Engineering, detailed engineering drawings, certified by a RPEQ for the proposed stormwater quantity and quality infrastructure designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and Stormwater quantity</i> and the following approved documents; i. Site Based Stormwater Management Plan b) Construct the works generally in accordance with the certified plans required under part a) of this condition and the approved civil works staging commentary. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
18.	<i>Stormwater Detention Basin – Condition Deleted</i>	
19.	Outdoor Lighting Outdoor lighting within the development shall 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
20.	Electricity Submit to EDQ DA Engineering, either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	b) Prior to commencement of site works
21.	Telecommunications Submit to EDQ DA Engineering, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
22.	Broadband Submit to EDQ DA Engineering, a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
23.	Removal of Vegetation Carry out the clearing of vegetation in accordance with the approved Ecological Assessment Report, prepared by 28 South Environmental, dated 14 April 2016 (Amended in Red on 14 September 2017)	Prior to the commencement of building works
24.	Tree Protection Fencing Install tree protection fencing along any tree that is to be retained. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	Prior to the commencement of clearing and to be maintained until clearing has been completed
25.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ Development Services certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with the conditions of approval.	c) Within 3 months of the completion of vegetation clearing
26.	Vegetation Clearing Offsets a) Unless otherwise agreed to by EDQ Development Services, submit to EDQ DA, a detailed plan, endorsed by a qualified arborist (AQF Level 5), showing the extent of Medium Value Rehabilitation Habitat proposed to be cleared. For Medium Value Rehabilitation Habitat proposed to be cleared in accordance with, and identified on the approved Ecological Assessment Report, prepared by 28 South Environmental, dated 14 April 2016 (Amended in Red on 14 September 2017): b) Pay to the EDQ 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: c) Submit to EDQ Development Services, a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012. d) Undertake compensatory planting in accordance with b) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ Development Services, confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition.	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
27.	Compliance Assessment - Landscape Works a) Submit to EDQ Development Services, for compliance assessment detailed landscape plans, certified by an AILA,	a) Prior to commencement

PDA Development Conditions		
No.	Condition	Timing
	for landscape works within the proposed development generally in accordance with the approved plans and the detailed architectural plans endorsed under condition 4a. The certified plans shall: - Provide a landscaped outcome for stormwater devices (basins and swales) in accordance with plans submitted under condition 17a. - Swales are to provide a Natural Channel Design outcome in accordance with Queensland's Urban Drainage Manual (QDUM). - Shade coverage to be a minimum 50%. - Planting palette for drainage infrastructure should reflect the relevant local regional ecosystem type and include species with fire resistant qualities. - Car park planting palette to provide a minimum of 40% tree shade coverage within 5 years of the commencement of use. - Rainwater tanks and connection with irrigation system. - Detail furniture, outdoor elements, shading structures, bike racks, paving, planter boxes, plant species and locations. - Surface material to demonstrate non-slip properties around any water elements. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	of site works for the relevant stage b) Prior to commencement of use and to be maintained
28.	Erosion and Sediment Management a) Submit to EDQ DA Engineering, an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP) - Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
29.	Refuse Collection Submit to EDQ DA Engineering, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use for the relevant stage
30.	Acoustic Treatments	

PDA Development Conditions		
No.	Condition	Timing
	a) Construct the approved development to include the acoustic treatments specified in the approved acoustic report. b) Submit to EDQ DA Engineering evidence that the requirements of part a) of this condition have been met. c) Undertake operations in accordance with the recommendations of the acoustic report.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use for the relevant stage c) At all times
31.	Bushfire Management a) Undertake bushfire risk mitigation in accordance with the approved Bushfire Assessment report. b) The storage and handling of hazardous substances must be in an appropriately screened enclosure and comply with: i. relevant sections of the <i>Work Health and Safety Act and Regulation 2011</i> and the <i>Building Act 1975</i>; and ii. the approved Bushfire Assessment report.	a) At all times b) At all times
32.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development (as a minimum) as follows: i. Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 58 spaces, including provision of dedicated conduits and circuits to individual parking bays; and ii. Installation of Basic (slow) EVSE chargers to a minimum of 15 parking bays. b) Electric vehicle charging shall be: i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation. c) Submit to EDQ DA Engineering, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of the use,
33.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the	Prior to commencement of

PDA Development Conditions		
No.	Condition	Timing
	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.	use
34.	Signage – Compliance Assessment a) Submit to EDQ Development Services for compliance assessment, detailed design of signage structures generally in accordance with: i. Logan City Council's <i>Planning Scheme Code for Advertising Devices</i>; and ii. The approved plans, b) Construct signage in accordance with part a) of this condition.	a) Prior to commencement of building works for the relevant stage b) Prior to commencement of use for the relevant stage
Surveying, Land Dedications and Easements		
35.	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 Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use
36.	Access easement Submit to EDQ Development Services, evidence of easement registration (Emt G) of the approved subdivision plan to provide access to the future development lot in accordance with the approved plans.	Prior to commencement of use
Infrastructure Contributions		
37.	Infrastructure Contributions Pay to EDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) (July 2017) indexed to the date of payment.	In accordance with the IFF

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 ****

Document Name (SourceRef: D25/165316)	Version	Date	Author	Verified	Amendment
s.99 Changed PDA Decision Notice	1	3 November 2025	K Wilson	A Dryden	First release.
s.99 Changed PDA Decision Notice	1.0	18 November 2025	K Kunde	M Buchanan	
s.99 Changed PDA Decision Notice	1.1	3 December 2025	K Kunde	M Buchanan	