

Our ref: DEV2026/FLA/4548

29 April 2026

Morgan Randle
Colliers Urban Planning
morgan.randle@colliers.com

Dear Morgan

Changed PDA Decision Notice

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

Priority Development Area (PDA):	Greater Flagstone
PDA Development Approval:	Change to PDA Development Approval for Reconfiguring a Lot - 575 residential lots, parks and road in accordance with a Plan of Development and Operational Work - advertising devices, in accordance with a Plan of Development (Advertising Devices)
Property Location:	Homestead Drive, Monarch Glen QLD 4285
Property Description:	Lots 1, 2 and 3 on SP351245, Lot 50050 on SP332140, Lot 800 on SP321411 and Lot 907 on SP332140

On 29 April 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



Amanda Dryden
**Acting Group 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	
Site address	Homestead Drive, Monarch Glen QLD 4285	
Lot on plan description	Lot number	Plan description
	Lots 1	SP351245
	Lots 2	SP351245
	Lots 3	SP351245
	Lot 50050	SP332140
	Lot 800	SP321411
	Lot 907	SP332140
PDA Development Approval details		
DEV Reference No.	DEV2026/FLA/4548	
Original Approval details	PDA Development Approval for Development Permit for Reconfiguring a Lot - 575 residential lots, parks and road in accordance with a Plan of Development and Development Permit - Operational Work - advertising devices, in accordance with a Plan of Development (Advertising Devices)	
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	31/10/2025	
Change to Approval decision date	29 April 2026	
Currency Period	10 years from the Original decision date	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Reference No.	Prepared By	Date
1.	ROL 4: Precinct 101 & 102	11731 P 27 Rev P – PRO 01	Saunders Havill	10/02/2026
2.	ROL 4: Precinct 101 & 102 Preliminary Sub-precinct plan	11731 P 27 Rev P – PRO 02	Saunders Havill	10/02/2026
3.	ROL 4: Reconfiguration of a Lot Plan	11731 P 27 Rev P –	Saunders Havill	10/02/2026

		ROL 01		
4.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.	11731 P 27 Rev P – STG 101.01	Saunders Havill	10/02/2026
5.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.02	11731 P 27 Rev P – STG 101.02	Saunders Havill	10/02/2026
6.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.03	11731 P 27 Rev P – STG 101.03	Saunders Havill	10/02/2026
7.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.04	11731 P 27 Rev P – STG 101.04	Saunders Havill	10/02/2026
8.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.05	11731 P 27 Rev P – STG 101.05	Saunders Havill	10/02/2026
9.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.06	11731 P 27 Rev P – STG 101.06	Saunders Havill	10/02/2026
10.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.07	11731 P 27 Rev P – STG 101.07	Saunders Havill	10/02/2026
11.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.01	11731 P 27 Rev P – STG 102.01-1	Saunders Havill	10/02/2026
12.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.01	11731 P 27 Rev P – STG 102.01-2	Saunders Havill	10/02/2026
13.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.02	11731 P 27 Rev P – STG 102.02	Saunders Havill	10/02/2026
14.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.03	11731 P 27 Rev P – STG 102.03	Saunders Havill	10/02/2026
15.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.04	11731 P 27 Rev P – STG 102.04	Saunders Havill	10/02/2026
16.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.05	11731 P 27 Rev P – STG 102.05	Saunders Havill	10/02/2026
17.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.06	11731 P 27 Rev P – STG 102.06	Saunders Havill	10/02/2026
18.	ROL 4: Plan of Development – Design Criteria	11731 P 27 Rev P – POD 01	Saunders Havill	10/02/2026
19.	ROL 4: Plan of Development – Design Criteria (amended in red)	11731 P 27 Rev P – POD 02	Saunders Havill	10/02/2026 (Amended in Red 14/04/2026)
20.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.01	11731 P 27 Rev P – POD 101.01	Saunders Havill	10/02/2026
21.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.02	11731 P 27 Rev P – POD 101.02	Saunders Havill	10/02/2026
22.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.03	11731 P 27 Rev P – POD 101.03	Saunders Havill	10/02/2026
23.	ROL 4: Plan of Development – Envelope	11731 P 27 Rev P –	Saunders Havill	10/02/2026

	Plan – Sub-precinct 101.04	POD 101.04		
24.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.05	11731 P 27 Rev P – POD 101.05	Saunders Havill	10/02/2026
25.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.06	11731 P 27 Rev P – POD 101.06	Saunders Havill	10/02/2026
26.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.07	11731 P 27 Rev P – POD 101.07	Saunders Havill	10/02/2026
27.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.01	11731 P 27 Rev P – POD 102.01	Saunders Havill	10/02/2026
28.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.02	11731 P 27 Rev P – POD 102.02	Saunders Havill	10/02/2026
29.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.03	11731 P 27 Rev P – POD 102.03	Saunders Havill	10/02/2026
30.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.04	11731 P 27 Rev P – POD 102.04	Saunders Havill	10/02/2026
31.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.05	11731 P 27 Rev P – POD 102.05	Saunders Havill	10/02/2026
32.	ROL 4: Precinct 101 & 102 – Advertising Device Plan	11731 P 41 Rev B – ADP 01	Saunders Havill	26/03/2025
33.	Bushfire Management Plan Precinct 101 & 102 Monarch Glen	243951/N24-0266 Issue F	Covey	December 2025
Plans and Documents Approved – 31st October 2025		Number	Prepared By	Date
1.	ROL 4: Reconfiguration of a Lot Plan	11731 P 27 Rev K – ROL 01	Saunders Havill	10/10/2025
2.	ROL 4: Precinct 101 & 102 Preliminary Sub-precinct plan	11731 P 27 Rev K – PRO 02	Saunders Havill	10/10/2025
3.	ROL 4: Reconfiguration of a Lot Plan	11731 P 27 Rev K – ROL 01	Saunders Havill	10/10/2025
4.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.01	11731 P 27 Rev K – STG 101.01	Saunders Havill	10/10/2025
5.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.02	11731 P 27 Rev K – STG 101.02	Saunders Havill	10/10/2025
6.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.03	11731 P 27 Rev K – STG 101.03	Saunders Havill	10/10/2025
7.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.04	11731 P 27 Rev K – STG 101.04	Saunders Havill	10/10/2025
8.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.05	11731 P 27 Rev K – STG 101.05	Saunders Havill	10/10/2025
9.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.06	11731 P 27 Rev K – STG 101.06	Saunders Havill	10/10/2025

10.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 101.07	11731 P 27 Rev K – STG 101.07	Saunders Havill	10/10/2025
11.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.01	11731 P 27 Rev K – STG 102.01-1	Saunders Havill	10/10/2025
12.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.01	11731 P 27 Rev K – STG 102.01-2	Saunders Havill	10/10/2025
13.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.02	11731 P 27 Rev K – STG 102.02	Saunders Havill	10/10/2025
14.	ROL 4: Reconfiguration of a Lot Plan Sub-precinct 102.03	11731 P 27 Rev K – STG 102.03	Saunders Havill	10/10/2025
15.	ROL 4: Plan of Development – Design Criteria	11731 P 27 Rev K – POD 01	Saunders Havill	10/10/2025
16.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.01	11731 P 27 Rev K – POD 101.01	Saunders Havill	10/10/2025
17.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.02	11731 P 27 Rev K – POD 101.02	Saunders Havill	10/10/2025
18.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.03	11731 P 27 Rev K – POD 101.03	Saunders Havill	10/10/2025
19.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.04	11731 P 27 Rev K – POD 101.04	Saunders Havill	10/10/2025
20.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.05	11731 P 27 Rev K – POD 101.05	Saunders Havill	10/10/2025
21.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.06	11731 P 27 Rev K – POD 101.06	Saunders Havill	10/10/2025
22.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 101.07	11731 P 27 Rev K – POD 101.07	Saunders Havill	10/10/2025
23.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.01	11731 P 27 Rev K – POD 102.01	Saunders Havill	10/10/2025
24.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.02	11731 P 27 Rev K – POD 102.02	Saunders Havill	10/10/2025
25.	ROL 4: Plan of Development – Envelope Plan – Sub-precinct 102.03	11731 P 27 Rev K – POD 102.03	Saunders Havill	10/10/2025
26.	Monarch Glen, Precincts 101 and 102, Engineering Services Report (as amended in red)	22-0408.ESR-V5, Version 05	Colliers	11/09/2025
27.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Cover page	DA-0001, Rev C	Colliers	04/04/25
28.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Drawing List (as amended in red)	DA-0002, Rev C	Colliers	04/04/25
29.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Overall Stage Layout	DA-0005, Rev C	Colliers	04/04/25

30.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Overall Layout Plan	DA-0010, Rev C	Colliers	04/04/25
31.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 1 of 12 (as amended in red)	DA-0201, Rev D	Colliers	04/04/25
32.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 2 of 12 (as amended in red)	DA-0202, Rev D	Colliers	04/04/25
33.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 3 of 12	DA-0203, Rev D	Colliers	04/04/25
34.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 4 of 12	DA-0204, Rev D	Colliers	04/04/25
35.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 5 of 12	DA-0205, Rev D	Colliers	04/04/25
36.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 6 of 12	DA-0206, Rev D	Colliers	04/04/25
37.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 7 of 12	DA-0207, Rev D	Colliers	04/04/25
38.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 8 of 12	DA-0208, Rev D	Colliers	04/04/25
39.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 9 of 12	DA-0209, Rev D	Colliers	04/04/25
40.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 10 of 12	DA-0210, Rev D	Colliers	04/04/25
41.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 11 of 12	DA-0211, Rev D	Colliers	04/04/25
42.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Roadworks and Drainage and Layout Plan Sheet 12 of 12	DA-0212, Rev D	Colliers	04/04/25
43.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Road Types Layout (as amended in red)	DA-0250, Rev C	Colliers	04/04/25
44.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Road Hierarchy Typical Details (as amended in red)	DA-0251, Rev D	Colliers	11/09/25

45.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Major Road and Entry Road Layout Plan (as amended in red)	DA-0300, Rev C	Colliers	04/04/25
46.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Road 1 and Entry Road Longitudinal Section, Sheet 1 of 2	DA-0301, Rev C	Colliers	04/04/25
47.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Road 1 and Entry Road Longitudinal Section, Sheet 2 of 2	DA-0302, Rev C	Colliers	04/04/25
48.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Concept Bio Retention Overall Layout Plan	DA-0400, Rev C	Colliers	04/04/25
49.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 1 of 12	DA-0501, Rev C	Colliers	04/04/25
50.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 2 of 12	DA-0502, Rev C	Colliers	04/04/25
51.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 3 of 12	DA-0503, Rev C	Colliers	04/04/25
52.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 4 of 12	DA-0504, Rev C	Colliers	04/04/25
53.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 5 of 12	DA-0505, Rev C	Colliers	04/04/25
54.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 6 of 12	DA-0506, Rev C	Colliers	04/04/25
55.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 7 of 12	DA-0507, Rev C	Colliers	04/04/25
56.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 8 of 12	DA-0508, Rev C	Colliers	04/04/25
57.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 9 of 12	DA-0509, Rev C	Colliers	04/04/25
58.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 10 of 12	DA-0510, Rev C	Colliers	04/04/25
59.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 11 of 12	DA-0511, Rev C	Colliers	04/04/25

60.	Monarch Glen No. 1 Pty Ltd, R.O.L 4 Sewerage and Water Reticulation Layout Plan Sheet 12 of 12	DA-0512, Rev C	Colliers	04/04/25
61.	Monarch Glen, Precincts 101 and 102, Precinct Network Plan – Sewer (as amended in red)	22-0408-R004, Version 05	Colliers	03/04/2025
62.	Bushfire Management Plan Precinct 101 & 102 Monarch Glen	243951/N24-0266 Issue E	Covey	April 2025
63.	Monarch Glen ROL 4 Landscape Plan Precinct 101 & 102 (as amended in red)	Issue J	Vee	2/04/2025
64.	Broadscale Geotechnical Investigation Wyatt Road Undullah	116-18467	Soil Surveys	June 2016
65.	Road Traffic Noise Assessment Monarch Glen Estate Precinct 101 & 102	ATP240148	ATP	April 2025
66.	Monarch Glen ROL04 Site Based Stormwater Management Plan prepared by	BBNE00356_0016-REP-001-3	Engeny	03/05/2025
67.	Monarch Glen Precinct 101 and 102 Traffic Impact Assessment (as amended in red)	P6607.007R Monarch Glen 101 and 102 TIA version 007	Bitzios	11/09/2025
Supporting plans and documents		Number	Prepared By	Date
68.	Context Plan (as amended in red) – Endorsed 31 October 2025	11731 P 22 Rev M – CON 01	Saunders Havill	03/09/2025

Compliance assessment

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

a) The Applicant must:

- i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).
- ii) submit to EDQ DS a duly completed Compliance Assessment form².
- iii) submit to EDQ DS the documentation as required under the relevant condition.

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.

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

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

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.	Street Naming	

PDA Development Conditions		
No.	Condition	Timing
	Submit to EDQ DS a schedule of street names approved by Council.	Prior to survey plan endorsement of the for the relevant stage.
3.	Land on the Environmental Land Register Provide evidence to EDQ DS that land on the Environmental Land Register is removed prior to survey plan endorsement of the first stage.	As indicated.
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 DS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
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
7.	Construction management plan a) Submit to EDQ DS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any	a) Prior to commencing work for the relevant stage

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

PDA Development Conditions

No.	Condition	Timing
	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. 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 DS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
9.	Traffic management plan a) Submit to EDQ DS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>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 footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions		
No.	Condition	Timing
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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
11.	Earthworks a) Submit to EDQ DS 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 relevant plans endorsed through approval DEV2025/1659. 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;	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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 DS, 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 a) Submit to EDQ DS, 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 plans and documents b) Construct retaining walls generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ DS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing 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
Roadworks, urban servicing and stormwater management		
13.	Roadworks a) Submit to EDQ DS 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 relevant approved plans iii) Relevant endorsed IMPs b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Roadworks – Trunk Connector – Compliance Assessment a) Submit to EDQ DS for compliance assessment, Functional Layout Plans, certified by a suitably qualified RPEQ, for roadworks, including parking bays, bus stops traffic devices, footpaths, cycle tracks, driveways, and all services. The certified engineering plans must be designed generally in accordance with: iv) <i>PDA Guideline No. 13 Engineering standards</i> v) Endorsed Movement IMP	a) Prior to the commencement of roadworks for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	vi) Monarch Glen Precinct 101 and 102 Traffic Impact Assessment, prepared by Bitzios, dated 11 September 2025; and vii) Relevant Council standards b) Submit to EDQ DS detailed engineering design plans, certified by a RPEQ [civil], generally in accordance with the endorsed Functional layout Plans submitted under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ DS: iv) 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 v) all documentation as required by the <i>Certification Procedures Manual</i>. vi) 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 the commencing roadworks for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
15.	Dedication of new road reserve Dedicate sub-precinct 101.08 (New Beith Rd) as road reserve.	Prior to survey plan endorsement of the 200 th lot of this approval.
16.	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';	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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> 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 DS 'as-constructed' plans and test documentation, certified by an RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Compliance Assessment – Water Pump Station a) Submit to EDQ DS for compliance assessment, detailed design plans and report certified by a RPEQ, for a proposed variable speed pump station, including back-up generator and standby pumping units to ensure continuity of supply, to service the development, generally in accordance with PDA Guideline No. 13 Engineering standards. b) Construct the pump station generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ DS 'as constructed' plans, certified by an RPEQ, of the water pump station constructed in accordance with this condition, including an asset register, commissioning report and 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 construction of the water pump station commencing b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage

PDA Development Conditions		
No.	Condition	Timing
18	Water reticulation a) Submit to EDQ DS 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 relevant approved plans b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing water reticulation 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
19.	Sewer reticulation a) Submit to EDQ DS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the relevant approved plans b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS 'as constructed' plans, certified by 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	a) Prior to commencing sewer reticulation 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
	ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	
20.	Compliance Assessment – Stormwater management (quantity) a) Submit to EDQ DS 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) <i>Site Based Stormwater Management Plan, prepared by Engeny, dated 3 April 2025; and</i> iii) The relevant approved plans b) Construct stormwater works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ DS “as constructed” plans, certified by an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater management (detention) 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
21.	Compliance Assessment - Stormwater management (quality) a) Submit to EDQ DS for compliance assessment, detailed 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; and</i> ii) <i>Site Based Stormwater Management Plan, prepared by Engeny, dated 3 April 2025; and</i> iii) The relevant approved plans and documents b) Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing stormwater management (treatment) works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DS "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
22.	Electricity a) Submit to EDQ DS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
23	Telecommunications a) Submit to EDQ DS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
24.	Broadband a) Submit to EDQ DS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry 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		
25.	Streetscape Works (compliance assessment for parts d – g)	

PDA Development Conditions		
No.	Condition	Timing
	Either: a) Submit to EDQ DS 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 DS '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 DS 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 e) Submit to EDQ DS 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.	a) Prior to commencement of streetscape 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 streetscape works for each relevant stage e) Prior to commencement of streetscape works for each sub-stage f) Prior to survey plan endorsement for each sub-stage

PDA Development Conditions		
No.	Condition	Timing
	g) Submit to EDQ DS 'As Constructed' plans and asset register in a format acceptable to Council.	g) Prior to survey plan endorsement for each sub-stage
26.	Landscape works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ DS 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 relevant approved plans 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 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>; and	a) Prior to commencement of landscaping works for the relevant park or open space .

PDA Development Conditions		
No.	Condition	Timing
	9. Where for lots 11199 and 12399, safety measures to address topographical changes between the stormwater basins and parks. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ DS, '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.
27	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Management Plan precinct 101 & 102, prepared by Covey, dated December 2025. b) The temporary secondary emergency access through sub precinct 101.08 is to be established and operational prior to plan sealing of the adjacent Stage 101.07. c) Submit to EDQ DS 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) As indicated c) Prior to survey plan endorsement for the relevant stage
Surveying, land transfers and easements		
28.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee Lots, 11699, 11199, 12399 as shown on the approved plans for drainage purposes	At registration of survey plan for the relevant stage
29.	Land Transfers –Park and Open Space Transfer, in fee simple, to Council as trustee, Lots 11599, 12199, 12398, 12196, 12198, 11598 as shown on the approved plans for park and open space purposes	At registration of survey plan for the relevant stage
30.	Easements over infrastructure	

PDA Development Conditions		
No.	Condition	Timing
	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
31.	High Density Development Easements (lots $\leq 450\text{m}^2$ in area) a) Submit to EDQ DS 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
32.	Reciprocal Easements (lots $> 450\text{m}^2$ in area) a) Submit to EDQ DS reciprocal easement documentation, in a registerable form, for approved lots $> 450\text{m}^2$ 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		
33.	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
34.	Implementation Charge 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	a) In accordance with the ICID; or

PDA Development Conditions		
No.	Condition	Timing
	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.	b) In accordance with the DCOP
35.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRICA 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 DSRICA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRICA or: b) In accordance with the DCOP
General – Plan of Development		
36.	Carry out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
37	Maintain the Approved Development – POD 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.
38.	Plans and Supporting Information – POD Compliance Assessments a) Submit to EDQ DS, for Compliance Assessment, documentation for Multiple Residential (Duplex Dwelling), Sales Office, Community Facility and Food Premise, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following:	a) Prior to commencement of building works b) Prior to commencement of building works

PDA Development Conditions		
No.	Condition	Timing
	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 an assessment of compliance with the approved POD.	
Operational Works for Advertising Devices		
No.	Condition	Timing
39.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the relevant approved plans	Ongoing
40.	Entry Statements The provision of entry walls or features is prohibited on road or open spaces unless otherwise supported by Council.	At all times.
41.	Structural Design a) Submit to EDQ DS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated
42.	Maintenance of Advertising Devices Unless agreed to by Council, all advertising devices in public spaces are to be maintained by the applicant until removed.	As indicated

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****