

Our ref: DEV2025/1652

20 April 2026

Hatia Dalby Pty Ltd
C/- Town Planning Alliance Pty Ltd
Att: Ms Tara Nunn and Ms Agatha Chan
PO Box 7657
EAST BRISBANE QLD 4169

Email: eda@tpalliance.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 Reconfiguring a Lot for 1 lot into 42 residential lots, new road, balance lot including basin and Plan of Development

Property Location: 197-201 Teviot Road, Greenbank

Property Description: Lot 16 on SP343224

On 17 April 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 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

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site address	197-201 Teviot Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 16	SP343224

PDA Development Approval details	
DEV Reference No.	DEV2025/1652
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	Reconfiguring a lot for 1 lot into 42 residential lots, new road, balance lot including basin and Plan of Development
Decision	EDQ has decided to grant <u>all</u> of the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Decision Notice.
Decision date	17 April 2026
Currency Period	4 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
Plan of Development			
1	Cover Sheet	SK001 – Rev B	LAUDink
			18/03/2026

2	POD design parameters – as amended in red	SK002 – Rev B	LAUDink	18/03/2026
3	Plan of development - sheet 1 – as amended in red	SK003 – Rev I	LAUDink	18/03/2026
4	Plan of development - sheet 2 – as amended in red	SK004 – Rev I	LAUDink	18/03/2026
5	Typical dwelling types - sheet 1	SK005 – Rev B	LAUDink	18/03/2026
6	Typical dwelling types - sheet 2	SK006 – Rev A	LAUDink	18/03/2026
Engineering Plans				
7	Cover Sheet	2025039 - P000 – Rev C	Elevate Consulting Engineers	12/03/2026
8	Bulk earthworks layout plan – as amended in red	2025039 - P100 – Rev C	Elevate Consulting Engineers	12/03/2026
9	Earthworks cross sections – as amended in red	2025039 - P200 – Rev C	Elevate Consulting Engineers	12/03/2026
10	Roadworks and stormwater drainage layout plan – as amended in red	2025039 - P300 – Rev D	Elevate Consulting Engineers	12/03/2026
11	Basin layout plan and cross sections – as amended in red	2025039 - P301 – Rev C	Elevate Consulting Engineers	12/03/2026
12	Stormwater catchment plan	2025039 - P500 – Rev C	Elevate Consulting Engineers	12/03/2026
13	Typical cross sections	2025039 - P800 – Rev C	Elevate Consulting Engineers	12/03/2026
14	Traffic Statement – Response to Outstanding Issues	2219_TPA16	Q Traffic Engineering Consultants	18 March 2026
15	Flood Impact Assessment (FIA) and Stormwater Management Plan (SMP)	26020051-R01-V02	Water Technology	16/03/2026
16	Traffic Noise Assessment - Residential subdivision - 197-201 Teviot Road, Greenbank	QE189-01F02 Acoustic Report (r1)	Renzo Tonin and Associates	20/01/2026
17	Engineering Services Report – as amended in red	N/A	Elevate Consulting Engineers	12/12/2025
Landscape and Environment				
18	Landscape Concept Plan coversheet & drawing index	2510-005 - SK010 – Rev E	LAUDink	18/03/2026

19	Landscape Concept Plan – as amended in red	2510-005 - SK011 – Rev E	LAUDink	18/03/2026
20	Landscape Concept Plan plant species, schedules and notes	2510-005 – SK020 – Rev D	LAUDink	16/03/2026
21	Vegetation Retention Plan	S525001	S5 Environmental	03/06/2025
22	Concept Rehabilitation Management Plan – as amended in red	S525001-CRMP002 – Issue B	S5 Environmental	19/06/2025
23	Bushfire Hazard Assessment and Management Plan - 197-201 Teviot Road, Greenbank	S525001 - BHAMP - v1.1	S5 Environmental	18/06/2025
Supporting Plans				
24	Water reticulation layout plan	2025039 - P600 – Rev C	Elevate Consulting Engineers	12/03/2026
25	Sewer reticulation layout plan – as amended in red	2025039 - P700 – Rec C	Elevate Consulting Engineers	12/03/2026

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.

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.

- 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.
- 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
2	Maintain the Approved Development Maintain the approved development generally in accordance with any documentation and as required by these conditions.	At all times.
3	Street Naming Submit to EDQ Development Services a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
4	Staging for Reconfiguration	

PDA Development Conditions		
No.	Condition	Timing
	a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan of the approved PoD. Stages indicated on the staging plan are required to be delivered sequentially. b) 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.	As indicated.
5	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out-of-hour 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
6	Out of Hours Work – Compliance Assessment Where out-of-hour work is proposed, submit to EDQ Development Services, for Compliance Assessment, an out-of-hour work request. The out-of-hours work request must include a duly completed out-of-hour work request form³.	Minimum of 10 business days prior to proposed out-of-hour work commencement date
7	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.	At all times
Engineering		
8	Construction Management Plan a) Submit to EDQ DA Engineering 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;	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
	iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) Daily pre-start fauna management discussions and checklists with an independent licensed Wildlife Spotter/Catcher to ensure any fauna identified or encountered during the daily activities inspections required by Condition 29 are not impacted; vi) 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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
9	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, 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);	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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
10	Traffic Management Plan a) Submit to EDQ DA Engineering 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. <i>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.</i>	a) Prior to commencing work for the relevant stage b) During construction
11	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	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	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>	for the relevant stage
12	Earthworks a) Submit to EDQ DA Engineering detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and	a) Prior to commencing earthworks 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) any unsuitable material encountered has been treated or replaced with suitable material.	
13	Retaining Walls a) Submit to EDQ DA Engineering detailed engineering plans, certified by a 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>); iii) located and designed generally in accordance with the approved plans. iv) No greater than 2.5m in height. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DA Engineering 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 earthworks 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 Leanne Court – Compliance Assessment a) Submit to EDQ DA Engineering, for Compliance Assessment, Roadworks Functional Layout Plans, prepared by a RPEQ, for Leanne Court and the new T-intersection for the development, including: i) vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; ii) typical cross-section incorporating a modified Neighbourhood Connector typology within a 20m wide road reserve; iii) 1.5m wide footpath along the full frontage of Leanne Court connecting to the existing footpath at the intersection of Teviot Road; iv) kerb built out for additional street trees; v) clear sight lines to ensure legibility and visibility for all users; b) Submit to EDQ DA Engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.	a) Prior to commencing any roadworks b) Prior to commencing any roadworks

PDA Development Conditions		
No.	Condition	Timing
	c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the first stage d) Prior to survey plan endorsement for the first stage
15	Roadworks a) Submit to EDQ DA Engineering detailed engineering plans, certified by a RPEQ, for all roadworks, shared crossovers, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) QFD 'Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots'; and iii) approved engineering report and plans b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering: 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 b) During Construction c) Prior to survey plan endorsement for the relevant stage
16	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition.	

PDA Development Conditions		
No.	Condition	Timing
	a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex ; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> 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 DA Engineering 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17	Water Reticulation – Compliance Assessment a) Submit to EDQ DA Engineering, for Compliance Assessment, detailed water reticulation design plans, certified by a 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) provide water infrastructure in a coordinated manner to support surrounding development; and iii) the supporting plans - water reticulation b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering '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) Logan Council current adopted standards; and	a) Prior commencing water reticulation work for the first 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.	
18	Sewer Reticulation – Compliance Assessment a) Submit to EDQ DA Engineering, for Compliance Assessment, 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) Providing sewer infrastructure in a coordinated manner to support upstream development; and iii) the supporting plans - sewer reticulation b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ DA Engineering '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) Logan Council current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing sewer reticulation works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19	Stormwater Management (Detention and Stormwater Quality) – Compliance Assessment a) Submit to EDQ DA Engineering, for Compliance Assessment, detailed engineering drawings certified by a RPEQ, for stormwater basin and treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) the approved Stormwater Management Plan and Engineering Drawings. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing stormwater work 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
20	Stormwater Management (Quantity) a) Submit to EDQ DA Engineering detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> ii) Approved Stormwater Management Plan and Engineering Drawings. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
21	Refuse Collection Design and construct 8 bin bays using reinforced concrete slab at the frontage of Lot 41 and carry out markings on the bin bays to allocate these to Lot 37 to 40.	Prior to survey plan endorsement for the relevant stage
22	Electricity a) Submit to EDQ DA Engineering 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 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 approved development.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
26	Landscape Works (Lot 900 - Open Space and Drainage Basin) – Compliance Assessment a) Submit to EDQ Development Services, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works for the open space and drainage basin within Lot 900. 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 plans. The certified plans are to include, where relevant: iii) existing contours or site levels, services and features; iv) 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); v) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; vi) landscaped batter finishes of proposed batter and channel slopes vii) location and details of vehicle and pedestrian barriers/bollards/safety fencing/landscaping along park frontages to prevent unauthorised vehicular access; viii) details and locations of any proposed building works including, park furniture, car parking, maintenance access and paths; ix) native trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines, local regional ecosystem type and bushfire resilient communities as recommended in the approved bushfire hazard assessment and management plan; x) species selection for the drainage basin in accordance with Water by Design Bioretention Technical Design Guideline. xi) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>;	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ DA Engineering, '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	Environmental Protection and Biodiversity Conservation Act (EPBC) Approval Submit to EDQ Development Services, any EPBC approval received for the removal of vegetation.	Prior to commencement of clearing works
28	Vegetation Clearing and Fauna Management – Compliance Assessment a) Submit to EDQ Development Services, for Compliance Assessment, a Vegetation Clearing and Fauna Management Plan (VCFMP) prepared by a suitably qualified ecologist and/or qualified arborist (AQF Level 5 or above) in accordance with the approved vegetation retention plan. The VCFMP must include: i) Location of tree protection fencing on any tree that is to be retained adjoining the areas to be cleared, including adjoining properties; ii) Tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>. iii) Clearing management and direction to minimise impact on fauna; iv) Location of temporary fauna exclusion fencing along the property boundary and adjoining road reserve. The fencing must be non-climbable such as smooth hoardings and securely pinned to the ground, be of a minimum height of 1.2m, and prevent access to the clearing areas. The VCFMP is to include at a minimum, requirements for: i) Pre-clearing surveys; ii) Pre-clearing trapping and release plan; iii) Post-clearing wildlife management reporting; iv) Roles and responsibilities.	a) Prior to commencing works

PDA Development Conditions		
No.	Condition	Timing
	b) Undertake vegetation clearing, fauna management and weed management generally in accordance with the plan submitted under part a) of this condition and the approved vegetation retention plan. c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5 or above). d) Submit to EDQ Development Services written certification from a qualified ecologist or arborist (AQF Level 5) that works have been carried out generally in accordance with part b) and c) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) At all times during vegetation clearing d) Within 3 months of completion of clearing
29	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) An independent licensed Wildlife Spotter/Catcher must undertake a daily inspection of the active clearing site before any clearing activities are undertaken and provide a daily update in accordance with Condition 8. The inspection is to include surrounding areas adjoining the site, such as road corridors and common property boundaries. c) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. d) Submit to EDQ DA Engineering certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval. <i>Note: When an Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval has been granted and includes fauna spotter requirements, the fauna spotter requirements under this condition will not be applicable for the same matters under the EPBC approval.</i>	a) Prior to commencement of vegetation clearing b) As indicated c) At all times during vegetation clearing d) Within 3 months of the completion of vegetation clearing
30	Rehabilitation Strategy – Lot 900 a) Submit to EDQ Development Services, a detailed Rehabilitation Management Plan prepared by a suitably qualified ecologist in accordance with: i) The approved concept Rehabilitation Management Plan	a) Prior to commencement of works

PDA Development Conditions		
No.	Condition	Timing
	ii) The approved documents/plans. The rehabilitation strategy is to be supported by: iii) AILA certified landscape plans of proposed revegetation submitted under condition 26. b) Undertake rehabilitation activities, weed management and pest control in accordance with the submitted plan under part a) of this condition. c) Undertake maintenance and monitoring of rehabilitation activities in accordance with the submitted plan under part a) of this condition for 18 months upon practical completion of part b) of this condition. d) Submit to EDQ DA Engineering, certification from a suitably qualified ecologist that work has been carried out in accordance with this condition.	b) Within 1 month of practical completion of Lot 900 drainage infrastructure c) As indicated d) Prior to survey plan endorsement for the final stage.
31	Vegetation Clearing Offsets a) Submit an updated vegetation retention plan to EDQ Development Services, endorsed by a qualified ecologist or arborist (AQF Level 5), showing the extent of Medium Value Rehabilitation and Bushland Habitat to be cleared in accordance with <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs</i>, dated May 2015. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs</i> dated May 2015; or If compensatory planting is proposed: 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 <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs</i> dated May 2015. d) Undertake compensatory planting 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

PDA Development Conditions		
No.	Condition	Timing
	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. <i>Note: 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>	commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
32	Koala Habitat Contribution Pay to the MEDQ \$150 for each approved dwelling to be developed in accordance with the approved plan of development. <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
33	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Hazard Assessment and Management Plan b) Submit to EDQ Development Services verification from a suitably qualified professional that the works required for bushfire management and mitigation have been carried out generally in accordance with the approved Bushfire Hazard Assessment and Management Plan.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
34	Acoustic Treatments (Noise Barrier) a) Submit to EDQ DA Engineering detailed engineering plans, certified by a RPEQ for the approved noise barriers. The noise barriers must be designed generally in accordance with: i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>; and ii) the approved acoustic report. b) Construct barrier works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of noise barrier 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 DA Engineering 'as constructed' plans, certified by a RPEQ and an asset register.	c) Prior to survey plan endorsement for the relevant stage
Surveying, Land Transfers and Easements		
35	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, the drainage basin part of Lot 900 as a separate lot as shown on the approved POD as amended in red for drainage purposes.	At registration of survey plan for the relevant stage
36	Land Transfers – Open Space Transfer, in fee simple, to Council as trustee, the part of Lot 900 designated open space as shown on the approved POD as amended in red for park and open space purposes.	At registration of survey plan for the relevant stage
37	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets including but not limited to proposed downstream sewer and stormwater infrastructure. 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
38	High Density Development Easements (lots $\leq 450\text{m}^2$ in area) a) Submit to EDQ Development Services 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
39	Reciprocal Easements (lots $> 450\text{m}^2$ in area) a) Submit to EDQ Development Services 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.	a) At or prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	<i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the Land Titles Act (e.g. terrace housing on standard format lots).</i>	b) At registration of survey plan for the relevant stage
Infrastructure contributions		
40	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP
Plan of Development - General		
41	Carry out the Approved Development – PoD Carry out the approved development generally in accordance with the approved PoD and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
42	Maintain the Approved Development – PoD Maintain the approved development generally in accordance with the approved POD and any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
43	Public infrastructure (damage, repairs and relocation) - PoD a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should 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: 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 commencement of use b) Prior to commencement of use

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 ****