

Our ref: DEV-2025-STH-4196

3 June 2026

Mirabel Thornlands Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Stewart Owen
stewart.owen@rpsconsulting.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Southern Thornlands PDA
PDA Development Type:	Reconfiguring a Lot for 6 Lots into 169 residential lots, 3 open space lots, 1 infrastructure lot, 2 bio-retention basin lots, 3 balance lots in stages and Material Change of Use for Plan of Development
Property Location:	62-74, 76-94, 96-108, 110-118, 120-122, 124-138 Springacre Road, Thornlands
Property Description:	Lots 12, 13, 14 and 16 on RP53653; and Lots 1 and 2 on RP128089

On 3 June 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 Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Stephen Glowacz
Director
Development Services
Economic Development Queensland

Cc: Redlands City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Southern Thornlands PDA	
Site address	62-74, 76-94, 96-108, 110-118, 120-122, 124-138 Springacre Road, Thornlands	
Lot on plan description	Lot number	Plan description
	Lots 12, 13, 14 and 16	RP53653
	Lots 1 and 2	RP128089
PDA Development Approval details		
DEV Reference No.	DEV-2026-STH-4196	
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 6 Lots into 169 residential lots, 3 open space lots, 1 infrastructure lot, 2 bio-retention basin lots, 3 balance lots in stages and Material Change of Use for Plan of Development	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date 3 June 2026	3/06/2026	
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
1. Southern Thornlands Precinct 1	STP01-RaL1 (Sht 1 of	Place Plan	09/04/2026

	Reconfiguration of a Lot – Application 1 (amended in red)	3)		
2.	Southern Thornlands Precinct 1 Reconfiguration of a Lot – Application 1	STP01-RaL1 (Sht 2 of 3)	Place Plan	09/04/2026
3.	Southern Thornlands Precinct 1 Reconfiguration of a Lot – Application 1 (amended in red)	STP01-RaL1 (Sht 3 of 3)	Place Plan	09/04/2026
4.	Southern Thornlands Precinct 1 Plan of Development – Application 1 (amended in red)	STP01-POD1 (Sht 1 of 5)	Place Plan	08/05/2026
5.	Southern Thornlands Precinct 1 Plan of Development – Application 1	STP01-POD1 (Sht 2 of 5)	Place Plan	08/05/2026
6.	Southern Thornlands Precinct 1 Plan of Development – Application 1 (amended in red)	STP01-POD1 (Sht 3 of 5)	Place Plan	08/05/2026
7.	Southern Thornlands Precinct 1 Plan of Development – Application 1 (amended in red)	STP01-POD1 (Sht 4 of 5)	Place Plan	08/05/2026
8.	Southern Thornlands Precinct 1 Plan of Development – Application 1 (amended in red)	STP01-POD1 (Sht 5 of 5)	Place Plan	08/05/2026
9.	Fauna Management Plan - Southern Thornlands Priority Development Area Precinct 1- Application 1 (amended in red)	0588-002b Version 0	BAAM Ecological Consultants	17/12/2025
10.	Traffic Impact Assessment	620.040303.00004 Revision 2	SLR Consulting	17/12/2025
11.	Earthworks Overall Layout Plan (amended in red)	B00702-DA-CE01 Rev C	Empower	07/05/2026
Supporting plans and documents				
12.	Civil Engineering & Servicing Report for Reconfiguring a Lot (RAL) (amended in red)	B00702 Revision A	Empower	12/12/2025
13.	PDA Sewer Strategy	-	EDQ	3/6/2026
14.	Eprapah Creek Riparian Corridor (amended in red)	Revision A	AS Design Landscape Architecture	April 2026
15.	Eprapah Creek Riparian Corridor – Vegetation Management and Rehabilitation	0588-001d Version 0	BAAM Ecological Consultants	08/04/2026

	plan (amended in red)			
16.	Landscape Concept Report – Stages 1 & 2 of Precinct 1 (amended in red)	Revision C	AS Design Landscape Architecture	April 2026
17.	Bushfire Management Plan (amended in red)	003.06.25 Rev 2	Bushfire Risk Reducers	1 April 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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - 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.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where 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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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, including Plan of Development, and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for each stage.
2.	Maintain the approved development Maintain the development generally in accordance with the approved plans and documents including the plans and documents endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Street naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage.
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, 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 a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act, ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties, iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act, iv) complaints procedures, v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site, 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site, 3. for safe and functional temporary vehicular access points and frequency of use, 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites, 5. for the location of materials, structures, plant and equipment, 6. of waste generated by construction activities, 7. detailing how materials are to be loaded/unloaded, 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets), 9. of employee and visitor parking areas, 10. of anticipated staging and programming, 11. for the provision of safe and functional emergency exit routes, and 12. any out of hours work as endorsed via Compliance Assessment. 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 an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A), ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
9.	Traffic Management Plan a) Submit to EDQ 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 b) During construction
10.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) Where existing public infrastructure requires 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>	b) Prior to survey plan endorsement for the relevant stage
Earthworks and Retaining Walls		
11.	Earthworks a) Submit to EDQ 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 approved preliminary earthworks plans. The certified earthworks plans are to: - include a geotechnical soils assessment of the site, - accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management, - include the location and finished surface levels of any cut and/or fill, - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation, - provide details of any areas where surplus soils are to be stockpiled, and - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development, and - 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 an RPEQ certification that:	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition, ii) earthworks are carried out in accordance with Level 1 supervision per AS3798, and iii) any unsuitable material encountered has been treated or replaced with suitable material.	
12.	Acid Sulfate Soil Management Plan (ASSMP) a) Where on-site ASS are encountered, submit to EDQ an Acid sulfate soil management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to or during earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by an RPEQ, of all retaining walls. Retaining walls must be: i) certified to achieve a minimum 50 year design life, ii) designed generally in accordance with AS4678 – <i>Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>), and iii) located and designed generally in accordance with the approved plans. b) Any retaining walls adjoining public space are to be constructed with high quality amenity treatment such as charcoal textured pattern, sandstone or a treatment identified in the Landscape Intent Plan or as otherwise agreed to by MEDQ. c) All other retaining walls are to be constructed generally in accordance with the certified plans required under part a) of this condition. d) Submit to EDQ certification from an RPEQ that all retaining wall works have been constructed generally in accordance with	a) Prior to commencing works associated with retaining walls b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	the certified plans submitted under part a),b) and c) of this condition.	
14.	Retaining Walls - Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed engineering plans, certified by an RPEQ, for any retaining walls proposed along the northern boundary of Stage 1. Retaining walls must: i) Have regard to Redland City Council's requirements for materials, terracing and safety fencing, ii) be certified to achieve a minimum 50 year design life, and iii) designed generally in accordance with AS4678 – <i>Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>). b) Construct retaining walls generally in accordance with the approval and endorsed plans under part a) of this condition and submit to EDQ certification from an RPEQ that the works have been completed in accordance with those plans.	a) Prior to commencing works associated with the Condition b) Prior to survey plan endorsement
Roadworks, urban servicing and stormwater management		
15.	Springacre Road Roadworks – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed engineering plans certified by an RPEQ, for the Springacre Road intersection and widening works. The certified drawings shall: i) Detail Springacre Road frontage works generally in accordance with the approved plans, unless otherwise agreed to in writing by the MEDQ, ii) Detail signalised intersection works including civil, signal phasing and electrical design drawings generally in accordance with the approved Traffic Impact Assessment Report and approved plans, unless otherwise agreed to in writing by the MEDQ, iii) Include the required road dedication along the eastern side of Springacre Road to suit the ultimate construction, iv) Identify the necessary drainage infrastructure to suit the proposed works, and v) Be designed generally in accordance with EDQ Engineering Guidelines. b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to EDQ:	a) Prior to commencing roadworks b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	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, ii) all documentation as required by the <i>Certification Procedures Manual</i>, and iii) as-constructed drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to survey plan endorsement
16.	Roadworks a) Submit to EDQ 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) PDA Guideline No. 13 Engineering standards, ii) the engineering report and plans, and iii) The approved Traffic Impact Assessment Report b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ: 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, ii) all documentation as required by the <i>Certification Procedures Manual</i>, and iii) as-constructed drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex, ii) be endorsed by Energex as 'Rate 2 Public Lighting', iii) be endorsed by Council as the Energex 'billable customer', iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.	a) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ Relevant Redland City Council as-constructed and quality assurance documentation requirements.	b) Prior to survey plan endorsement
18.	Water Reticulation a) Submit to EDQ detailed water reticulation design plans, certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards, and ii) the engineering report and plans b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an 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) Relevant Redland City Council as-constructed and quality assurance documentation requirements and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing water reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
19.	Sewerage Conveyance Infrastructure - Compliance Assessment a) Submit to EDQ for Compliance Assessment design plans and report prepared by an RPEQ for the sewerage pump station and rising main along the Springacre Road frontage ('conditioned infrastructure') that will be part of, and connect to the PDA's trunk sewer network. This 'conditioned infrastructure' needs to be designed to accommodate demand from the whole PDA's eastern sewer catchment and generally in accordance with: i) EDQ Guideline No. 13 Engineering standards – Sewer and Water, and ii) the PDA Sewer Strategy. <i>Note: EDQ has secured federal funding under the Infrastructure Activation Fund (IAF) to fund the design and delivery of the infrastructure set out in the PDA Sewer Strategy, that will be delivered by EDQ, and ultimately made available for the 'conditioned infrastructure' to connect to.</i> b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ relevant Redland City Council as-constructed and quality assurance documentation requirements.	a) Prior to 30 June 2027 b) Prior to 30 June 2029 c) Prior to 30 June 2029

PDA Development Conditions		
No.	Condition	Timing
20.	Tankering of Wastewater Until the development is connected to infrastructure set out in the PDA Sewer Strategy: a) Enter into a tankering agreement with a Council or distributor retailer entity for the collection and disposal of wastewater generated by the development. b) Design and deliver the tankering facility in accordance with the tankering agreement c) Maintain the tankering agreement required by part a) of this condition.	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the first stage c) As indicated
21.	Sewer Reticulation a) Submit to EDQ detailed sewer reticulation design plans, certified by an RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards, and ii) the engineering report and plans. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Relevant Redland City Council as-constructed and quality assurance documentation requirements.	a) Prior the commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
22.	Stormwater Management – Riparian Corridor - Compliance Assessment a) Submit to EDQ for Compliance Assessment a revised Site Based Stormwater Management Report and associated engineering design drawings, certified by an RPEQ, generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quantity, and ii) A “no detention” strategy for catchments discharging to Eprapah Creek (SPP 2017 Waterway Stability Management objectives must still to be demonstrated for peak 1 year ARI). b) Construct stormwater works generally in accordance with the report submitted under part a) of this condition.	a) Prior to commencing stormwater work in the riparian corridor b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
23.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ for Compliance Assessment civil design and landscape drawings and supporting documentation for the proposed stormwater quality treatment devices certified by an RPEQ/AILA generally in accordance with the approved Stormwater Management Plan and Redland City Council Standards to ensure that each stage of the development achieves the prescribed water quality objectives. Permanent stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with SPP 2017 and Water By Design Guidelines and operational at 80% build out of the subject catchment. Design and location of the stormwater treatment devices must maximise vegetation retention as set out in condition 30. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ ‘as constructed’ civil and landscape drawings, including an asset register, certified by an RPEQ/ AILA, in a format acceptable to the Council.	a) Prior to commencement of 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.
24.	Internal Stormwater Management (Quantity) a) Submit to EDQ detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the stormwater drainage system designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quantity, and ii) the relevant plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Relevant Redland City Council as-constructed and quality assurance documentation requirements.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
25.	Boundary Alignment Submit to EDQ an amended plan confirming the alignment of the boundaries between Lots 901, 902, 903, 904 and 905 to reflect the changes to the infrastructure required under condition 23 of this approval.	Prior to survey plan endorsement
26.	Electricity Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	Prior to survey plan endorsement for the relevant stage
27.	Telecommunications a) Submit to EDQ 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
28.	Broadband a) Submit to EDQ 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
29.	Emergency Access a) Submit to EDQ plans for the emergency access arrangement to Luke Street/Hannah Close which include details of relevant signage and bollard/barrier configuration. b) Construct the emergency access in accordance with the plans submitted under part a) of this condition. c) Maintain access as emergency only.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) At all times

PDA Development Conditions		
No.	Condition	Timing
Landscape and environment		
30.	Riparian Rehabilitation – Compliance Assessment a) Submit to EDQ for Compliance Assessment, certified by a qualified ecologist or other relevant qualified professional, revised plans and documents that reflect the changes to stormwater detention and resulting increased opportunities for rehabilitation in the outer 50m Eprapah Creek riparian buffer for proposed Lots 901, 902, 903 and 904. The suite of amended plans include: • Updated Landscape Intent Plans, • Eprapah Creek Riparian Corridor Plans, and • Eprapah Creek Riparian Corridor Vegetation Management and Rehabilitation Plan. <i>Note: The Eprapah Creek Vegetation Management and Rehabilitation Plan must include a tree plot schedule for the full extent of earthworks associated with Stages 1 and 2 and plan addressing native mid-storey and understorey vegetation to be removed and retained, and specifying the location and the quality of the vegetation.</i> b) Carry out riparian rehabilitation within the top 50m Eprapah Creek riparian buffer for Stages 1 and 2 generally in accordance with the endorsed document under part a) of this condition. c) Submit to EDQ certification from a qualified ecologist or other relevant qualified professional that the relevant vegetation management has been carried out in accordance with part b) of this condition.	a) Prior to commencement of vegetation clearing or works (apart from weed management or waste removal) in the 150m from top of Eprapah Creek top of bank b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
31.	Vegetation Management Lot 13 on RP53653 – Compliance Assessment a) Submit to EDQ for Compliance Assessment, an amended Vegetation Management and Rehabilitation Plan, certified by a qualified ecologist or other relevant qualified professional, specifying vegetation impacts and rehabilitation within the part of Lot 13 on RP53653 included in the development footprint for Stages 1 and 2. <i>Note: The Vegetation Management and Rehabilitation Plan must include a tree plot schedule for the full extent of earthworks associated with Stages 1 and 2 and plan addressing native mid-storey and understorey vegetation to be removed and retained, and specifying the location and the quality of the vegetation.</i>	a) Prior to commencement of vegetation clearing or works (apart from weed management or waste removal) within Lot 13 on RP53653

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out vegetation management generally in accordance with the endorsed document under part a) of this condition. c) Submit to EDQ certification from a qualified ecologist that the relevant vegetation management has been carried out in accordance with part b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
32.	Weed Management	
	a) Carry out weed management on the site for the duration of development works. Weed management must: i) treat and remove all declared and environmental weeds, ii) prevent the spread of weeds to adjoining land and the public realm, and iii) be undertaken generally in accordance with the Biosecurity Act 2014 and relevant local government requirements. b) Submit to EDQ certification from a qualified ecologist that the relevant weed management has been carried out in accordance with part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
33.	Fauna Management	
	Submit to EDQ certification from a qualified professional that all fauna management has been conducted on site in accordance with the Fauna Management Plan.	Prior to survey plan endorsement for the relevant stage
34.	Streetscape Works	
	Comply with a) to c) below (submit only) or comply with d) to g) below (Compliance Assessment): a) Submit to EDQ detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, with regard to the relevant Redland City Council Guidelines. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with relevant Redland City Council Guidelines, submit to EDQ for Compliance Assessment functional streetscape layout plans,	a) Prior to commencement of streetscape works b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of streetscape works

PDA Development Conditions		
No.	Condition	Timing
	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: i) location and type of street lighting, ii) footpath treatments, including footpaths access for Terrace Lots (rear loaded), iii) location and types of streetscape furniture, iv) location and size of stormwater treatment devices, and v) street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
35.	Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ 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) PDA Guideline No. 12 – Park planning and design, ii) the approved plans, and iii) having regard to relevant Redland City Council Guidelines. The certified plans are to include, where relevant: i) existing contours or site levels, services and features, ii) 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),	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions, iv) locations of electricity and water connections to parks, v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access, vi) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines, and vii) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ '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
36.	Bushfire Management Plan – Compliance Assessment a) Until the perceived bushfire hazard from Lot 13 on RP53653 and the Eprapah Creek corridor has been addressed and supported in writing by the MEDQ, submit to EDQ for Compliance Assessment, an amended Bushfire Management Plan, certified by a qualified bushfire specialist, which specifically addresses the following: i) An updated Figure 16 to address the BAL requirements for Lots 1 through 34 where adjoining and within Lot 13 on RP53653, ii) remove references of future park outcomes and address existing vegetated conditions of Lot 13 on RP53653, and iii) update vegetation impacts from Eprapah Creek riparian corridor in accordance with updated stormwater and rehabilitation outcomes delivered through condition 23. b) Carry out bushfire management works in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stages c) Prior to survey plan endorsement for the relevant stages

PDA Development Conditions		
No.	Condition	Timing
Surveying, Land Transfers and Easements		
37.	Springacre Road Dedication Dedicate a minimum 6.0m road dedication along the full Springacre Road frontage of Precinct 1, unless otherwise agreed upon in writing by the MEDQ.	At registration of the Stage 1 survey plan
38.	Entry Statement Signs Ensure any entry statement signs are constructed within private property and maintained by the landowner.	At all times
39.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, proposed Lot 901 and 904 for drainage purposes.	At registration of survey plan for the relevant stages.
40.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee proposed Lots 900, 902 and 903 for park and open space purposes.	At registration of survey plan for the relevant stages.
41.	Land Transfers – Pump station Transfer, in fee simple, to Council as trustee proposed Lot 905 for infrastructure purposes.	At registration of survey plan for stage 1
42.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located on 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 stages
43.	High Density Development Easements (lots $\leq 300\text{m}^2$ in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 300\text{m}^2$ 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 stages b) At registration of survey plan for the relevant stages

PDA Development Conditions		
No.	Condition	Timing
Infrastructure contributions		
44.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF in effect at the time of plan sealing, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	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.

Please note that land is to be appropriately treated for Fire Ants in accordance with Queensland biosecurity requirements.

**** End of Package ****