

Our ref: DEV-2026-FLA-4804

15 July 2026

Peet Limited
C/- RPS AAP Consulting
Attn: Mr Nick Meadows
nick.meadows@rpsconsulting.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 (537 Residential Lots, open space, balance land and new roads) and Plan of Development
Property Location:	Parklands Drive and Trailblazer Drive, Flagstone
Property Description:	Lot 907 on SP332140 and Lot 50050 on SP332140

On 15 July 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 Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Boris Lambert
A/Director
Development Services
Economic Development Queensland

Cc: Logan City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	Parklands Drive and Trailblazer Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	50050	SP332140
	907	SP332140
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4804	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Development Permit for Reconfiguring a Lot (537 Residential Lots, open space, balance land and new roads) 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	15 July 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.	Overall Application, Stages 16-20	110056-703, Revision A	RPS	15 May 2026
2.	Plan of Subdivision, Stages 16-20	110056-704, Revision A	RPS	15 May 2026
3.	Plan of Subdivision Sub-staging, Stages 16-20	110056-705, Revision A	RPS	15 May 2026
4.	Plan of Subdivision, Stage 16	110056-706, Revision A	RPS	15 May 2026
5.	Plan of Subdivision, Stage 17	110056-707, Revision A	RPS	15 May 2026
6.	Plan of Subdivision, Stage 18	110056-708, Revision A	RPS	15 May 2026
7.	Plan of Subdivision, Stage 19	110056-709, Revision A	RPS	15 May 2026
8.	Plan of Subdivision, Stage 20	110056-710, Revision A	RPS	15 May 2026
9.	Stages 16-20, Overall Plan of Development	110056-711, Revision A	RPS	15 May 2026
10.	Plan of Development Notes, Stage 16-20	110056-712, Revision A	RPS	15 May 2026
11.	Plan of Development, Stage 16	110056-713, Revision A	RPS	15 May 2026
12.	Plan of Development, Stage 17	110056-714, Revision A	RPS	15 May 2026
13.	Plan of Development, Stage 18	110056-715, Revision A	RPS	15 May 2026
14.	Plan of Development, Stage 19	110056-716, Revision A	RPS	15 May 2026
15.	Plan of Development, Stage 20	110056-717, Revision A	RPS	15 May 2026
16.	Stages 16-20, Parking Management Plan	110056-718, Revision A	RPS	15 May 2026
17.	Bushfire Management Plan	25097	Land and Environment Consultants	15 May 2026
18.	Road Traffic Noise Intrusion Assessment	620.043287.00003, Revision 2.0	SLR Consulting	8 May 2026
19.	Significant Biodiversity Assessment Report	9850 E, Issue A	Saunders Havill	8 May 2026
20.	Vegetation Management Plan	9850 E, Issue A	Saunders Havill	1 May 2026
21.	Fauna Management Plan	9850 E, Issue A	Saunders Havill	1 May 2026

Supporting Plans and Documents		Reference No.	Prepared By	Date
22.	Civil Drawings	24-1082, DA-0002, DA-0050, DA-0100 to DA-0115, DA-0150 to DA-0151, DA-0200 to DA-0215, DA-0220, DA-0230, DA-0235, DA-0240 to DA-0242, DA-0300, DA-0500 to DA-0516, Revision A	Colliers	8 May 2026
23.	Masterplan Flood Management Strategy	QC4012_002-REP-001-7	Engeny	24 April 2026
24.	Engineering Services Report	24-1082 ESR-CA4 & CA5 NORTH-V2	Colliers	12 May 2026
25.	Site-Based Stormwater Management Plan	00413_0007-REP-001-2	Engeny	14 May 2026
26.	Traffic and Transport Assessment	P6887.001R Flagstone City_CA5 North ROL_TIA	Bitzios Consulting	20 May 2026
27.	Waterway Stability Assessment	BNE00413_0013-REP-001-1	Engeny	18 May 2026
28.	Waterway Stability Assessment	BNE00413_0010-REP-001-2	Engeny	18 March 2026
29.	Water and Wastewater Precinct Network Plan	24-1082-PNP01, Version 03	Colliers	30 June 2026
30.	Landscape Masterplan as amended in red	015770 Flagstone CA5	RPS	30 April 2026
31.	Landscape Plan Compliance	015770 Flagstone CA5 North, Rev B	RPS	July 2026
32.	Endorsed Context Area Plan 4	110056-500E	RPS	20 June 2024
33.	Endorsed Context Area Plan 5	110056-542B	RPS	16 June 2025
34.	Stormwater Infrastructure Master Plan	QC4012_002-REP-007-2	Engeny	7 November 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost

recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - 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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.

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) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions – Reconfiguring a Lot		
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 documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant sub-stage
2.	Street naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant sub-stage
Construction of development		
3.	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
4.	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
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	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 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: a) for the provision of safe and functional alternative pedestrian routes, past, through or around the site; b) to mitigate impacts to public sector entity assets, including street trees, on or external to the site;	a) Prior to commencing work for the relevant sub-stage b) During construction of the relevant sub-stage c) During construction of the relevant sub-stage

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

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) for safe and functional temporary vehicular access points and frequency of use; d) for the safe and functional loading and unloading of materials including the location of any remote loading sites; e) for the location of materials, structures, plant and equipment; f) of waste generated by construction activities; g) detailing how materials are to be loaded/unloaded; h) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); i) of employee and visitor parking areas; j) of anticipated staging and programming; k) for the provision of safe and functional emergency exit routes; and l) 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.	
7.	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: 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.	a) Prior to commencing work for the relevant sub-stage b) During construction of the relevant sub-stage
8.	Traffic Management Plan a) Submit to EDQ DS a Traffic Management Plan (TMP), certified by a RPEQ 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	a) Prior to commencing work for the relevant sub-stage b) During construction of the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	vi. traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads 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 as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	
9.	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 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>	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
Earthworks and Retaining Walls		
10.	Compliance Assessment – Earthworks a) Submit to EDQ detailed earthworks plans for all sub-stages, except for those containing open space or waterways, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - The Civil Plans, prepared by Colliers, dated 8/5/2026; AND b) For those sub-stages containing open space or waterways, submit to EDQ DS, for compliance assessment, detailed earthworks plans, prepared by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. The earthworks plans under a) and b) are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management;	a) Prior to commencing earthworks for the relevant sub-stage b) Prior to commencing earthworks for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage e) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
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	iii. include the location and finished surface levels of any cut and/or fill, including placement of excess cut material; iv. be in accordance with the approved waterway stability report and relevant waterway buffer areas; v. identify properly boundary locations on all cross-section drawings; vi. identify rock boulder retaining wall heights; vii. detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; viii. provide details of any areas where surplus soils are to be stockpiled; ix. detail protection measures to: a) ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; b) preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. <i>Note: Earthworks drawings indicate rock boulder retaining walls may be up to 2.5m in height. Large single tier retaining in public spaces is to be avoided, with planted batters and low height terraced retaining walls preferred.</i> c) Submit to EDQ DS detailed design plans certified by a suitably qualified RPEQ designed generally in accordance with the plans endorsed under part a) of this condition. d) Carry out earthworks generally in accordance with the certified plans submitted under part b) of this condition. e) Submit to EDQ DS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part b) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	
11.	Compliance Assessment - Retaining Walls a) Submit to EDQ DS, detailed engineering plans of all retaining walls 1m or greater in height, except those in sub-stages containing open space or waterways, certified by a RPEQ, and designed generally in accordance with the Civil Plans, prepared by Colliers, dated 8/5/2026; AND b) Submit to EDQ DS for compliance assessment, detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height in sub-stages containing open space or waterways. Retaining walls under a) and b) must be:	a) Prior to commencing earthworks for the relevant sub-stage b) Prior to commencing earthworks for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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>); iii) no greater than 2.5m in height. <i>Note: Earthworks drawings indicate rock boulder retaining walls may be up to 2.5m in height. Large single tier retaining walls in public spaces are to be avoided, with planted batters and low height terraced retaining walls preferred.</i> c) Submit to EDQ DS detailed design plans certified by a suitably qualified RPEQ designed generally in accordance with plans endorsed under part b) of this condition. d) Construct retaining walls generally in accordance with the certified plans required under part a) and b) of this condition. e) 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) and b) of this condition.	d) Prior to survey plan endorsement for the relevant sub-stage e) Prior to survey plan endorsement for the relevant sub-stage
Roadworks, urban servicing and stormwater management		
12.	Compliance Assessment – Revised Traffic Impact Assessment Submit to EDQ DS for compliance assessment, a revised Traffic Impact Assessment Report, certified by an RPEQ, addressing the following: i) Include a New Beith Road (North-South Arterial) cross section and alignment and identify any road dedication necessary from the development site; ii) Undertake sight-distance assessment of intersection 3 (Road 09 on Civil Plans, prepared by Colliers, dated 08/05/26) and identify any roadworks or intersection augmentation works necessary to achieve compliant sight distance. iii) Provide revised intersection locations and/or arrangements to achieve compliant intersection spacing for intersection 2 such as changing intersection 2 to left-in left-out subsequent to the endorsement of survey plans for Stages 17B and 19A. iv) Provide revised intersection modelling to reflect the updated intersection arrangement(s). v) Include design details of the secondary, all-weather access to the site, including the route, waterway crossings and the vehicle size and numbers it has been designed to accommodate. This must align with crossings identified in the Updated Waterway Stability Report under condition 32.	Prior to commencement of site works
13.	Homestead Drive Roadworks a) Homestead Drive is to be constructed, and accepted “On-Maintenance” by EDQ DS, from Stage 16A to the existing Homestead	a) Prior to survey plan endorsement of the

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	Drive carriageway in accordance with design plans approved by EDQ DS. b) Dedicate Road Reserve within the development site to suit the ultimate Homestead Drive road corridor described in part a), if required. <i>Note: Homestead Drive is being constructed by others, but in the event it is not completed, it is the applicant's responsibility to deliver the road prior to survey plan endorsement of the first stage.</i>	first sub-stage (Stage 16A). b) Within 3 months of acceptance of the works "On-Maintenance"; or Prior to survey plan endorsement of the first sub-stage (Stage 16A), whichever occurs first.
14.	Roadworks a) Submit to EDQ DS detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices, bin pads and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) the Traffic Impact Assessment Report approved under Condition 12; iii) The Fauna Sensitive Transport Infrastructure Delivery Manual (DTME, 2024); iv) The bin pad locations as shown on the approved RAL Layout Plans; and v) The approved Homestead Drive intersection design (EDQ Ref DEV2017/907). 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 b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15.	Delivery of Secondary Access (all weather emergency access) Construct and deliver the secondary access to the development in accordance with the Amended Traffic Impact Assessment endorsed under condition 12.	Prior to survey plan endorsement of the 300th lot
16.	Street Lighting Comply with either parts a) or parts b) and c) of this condition.	

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No.	Condition	Timing
	a) Design and install a Rate 2 street lighting system, certified by a suitably qualified 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 Rate 3 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 – 'SAA Wiring Rules'. 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 a suitably qualified RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to on-maintenance for the relevant sub-stage
17.	Compliance Assessment – Updated Water and Wastewater Precinct Network Plan a) Submit to EDQ DS for compliance assessment, an updated Water and Wastewater Precinct Plan, prepared by a suitably qualified RPEQ, that is consistent with the servicing strategy endorsed as part of the Flagstone Context Area 5 and includes: i) Confirmation that the proposed sewer servicing accommodates developable land to the west. This should include an assessment of pipe sizing and preliminary design including long sections that confirm the depth and location can provide for this catchment. ii) Pipe sizes and materials that are consistent with Logan City Council's standards for wastewater reticulation. iii) Wet well and pump station(s) details required to service the development iv) Any proposed interim servicing solution, including maximum EP capacity and timing for decommission. v) Confirmation that model demonstrates sufficient pressure and capacity can be achieved in the water network without the future Trunk water DN600 on New Beith Road. b) Construct the 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, of the water and sewer network constructed in accordance with this	a) Prior to commencement of site works b) Prior to survey plan endorsement of the first sub-stage c) Prior to survey plan endorsement of the first sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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	
18.	Water Booster Pump Station The Water Booster Pump Station on New Beith Road identified in the Water and Wastewater Network Plan endorsed in condition 17 is to be constructed and accepted "On-Maintenance" by EDQ DS in accordance with design plans approved by EDQ under condition 17. <i>Note: The water booster pump station is being constructed by others, but in the event it is not completed, it is the applicant's responsibility to deliver the water booster pump station prior to survey plan endorsement of the first stage.</i>	Prior to survey plan endorsement for the first sub-stage
19.	Compliance Assessment – Trunk Water Infrastructure a) Submit to EDQ DS for compliance assessment, detailed design plans and report prepared by a suitably qualified RPEQ, for all trunk water infrastructure required to connect the development to the existing water network. The water reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) The updated Water and Wastewater PNO endorsed under condition 17. b) Construct the 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, of the trunk water infrastructure 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 commencement of site works b) Prior to survey plan endorsement of the first sub-stage c) Prior to survey plan endorsement of the first sub-stage
20.	Water Reticulation a) Submit to EDQ DS, detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) the Water and Wastewater PNP endorse under condition 17. 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	a) Prior to commencement of site works b) Prior to survey plan endorsement for the first sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to survey plan endorsement for the relevant sub-stage
21.	Compliance Assessment – Trunk Sewerage Infrastructure a) Submit to EDQ DS for compliance assessment, detailed design plans and report prepared by a suitably qualified RPEQ, for all the trunk sewerage infrastructure required to connect the development to the existing sewerage network. The detailed trunk sewerage design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the endorsed Water and Wastewater PNP under condition 17. The detailed design plans and report shall include: 1. Route selection to minimise impact to existing vegetation, while maintaining a cost-effective conveyance solution 2. Preliminary plans to upstream further extend to demonstrating adequate level to service upstream catchments. 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) Logan Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of site works b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
22.	Sewer Pump Station/Wet Well The Sewer Pump Station/Wet Well identified in the Water and Wastewater PNP endorse under condition 17 is to be constructed and accepted "On-Maintenance" by EDQ DS in accordance with design plans approved by EDQ under Condition 21.	Prior to survey plan endorsement for the first sub-stage
23.	Sewer Reticulation a) Submit to EDQ DS detailed sewer reticulation design plans, certified by a suitably qualified 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 endorsed Water and Sewer Network Plan under condition 17. 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:	a) Prior the commencing site works b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	the relevant sub-stage
24.	Compliance Assessment - Stormwater – Updated Infrastructure Masterplan a) Submit to EDQ DS for compliance assessment: - an amended Stormwater IMP that resolves the outstanding issues identified as advice notes on the Stormwater IMP approved as part of the Development Approval for DEV2012/209/6/16, dated 23 December 2025; OR - an updated infrastructure master plan for stormwater infrastructure. In addition to the requirements set out in conditions 3 and 21 of the DEV2012/209/6 Development Approval, any submitted stormwater infrastructure master plan must include the following: - A Flooding Report that includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The report is to demonstrate no worsening impact on state infrastructure. - Consideration must be given to the current Logan City Council's Temporary Local Planning Instrument - A Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and - Enhanced by providing appropriate management of water quality and water quantity - A waterway condition assessment which demonstrates how creek stability and ongoing waterway health is to be achieved and sustained - A groundwater management strategy which includes assessment of the inter-relationship between existing groundwater conditions and proposed development design and - Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. <i>Note:</i> <i>The advice notes included in the Development Approval DEV2012/209/6/16 require:</i> <i>The flood levels in the Flagstone Masterplan Flood Management Strategy (Engeny, 7 Nov 2025) shall not be used for flood planning levels until this study is either properly calibrated against the recorded data or comparisons of flood levels throughout the study area against the Council's calibrated modelling results demonstrating reasonable agreement.</i> <i>Waterway stability management must be undertaken in accordance with the State Planning Policy (SPP, 2017).</i>	Prior to commencement of site works
25.	Compliance Assessment - Flood Impact Study and Mitigation Measures	

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	a) Submit to EDQ DS for Compliance Assessment, a site-based Flood Impact Study prepared and certified by a Registered Professional Engineer of Queensland (RPEQ), generally in accordance with the endorsed Flagstone City – Masterplan Flood Management Strategy under condition 24, Greater Flagstone Priority Development Area Scheme, PDA Guideline No. 13 Engineering standards, Logan City Planning Scheme Policy (SC6.11), and the State Planning Policy (SPP 2017). The model and the associated flood report should demonstrate: i) That the proposed development, including earthworks, stormwater devices adjoining the waterway, cross-drainage structures, are considered as per the ARR 2019 with appropriate blockages and climate change considerations. ii) That the model has considered the ultimate developed external catchment flows, including appropriate upstream and downstream boundary conditions. iii) That the roads adjoining the cross-drainage structures will not be adversely affected from inundation. If yes, demonstrate that the overland flow safety hazards (i.e., depth and depth x velocity) will satisfy the QUDM's overland flow safety criteria. iv) That the development will not result in hydraulic impact external to the site for all events up to the 1% AEP storm. In support of the statement, provide the comparison of the pre-and post-developed hydrographs comparison, including the water level and velocity impact maps for different flood events. b) Submit to EDQ DS detailed drawings and supporting documents based on the revised Flood Impact Study submitted under part (a) of this condition. c) Submit to EDQ DS a certification from a suitably qualified RPEQ confirming the development has been carried out in accordance with the design documentation submitted under part (b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement for the first sub-stage c) Prior to survey plan endorsement for the first sub-stage
26.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ DS for Compliance Assessment detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality;</i> ii) the conceptual basins endorsed under the overarching Infrastructure Masterplan under condition 24 and in accordance with the endorsed Waterway Stability Report under condition 32; iii) detailed interface information of the basins, particularly Basin 5. iv) engineering plans showing how the stormwater runoff from the corresponding contributing catchment will intercept the waterway buffer and the proposed cross-drainage structures. b) Construct stormwater 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 suitably qualified RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencement of site works b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
27.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ DS for Compliance Assessment 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</i> ; ii) the conceptual basins endorsed under the overarching Stormwater Infrastructure Masterplan under condition 24; b) Construct stormwater 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 suitably qualified RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of site works b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
28.	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 sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
29.	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 sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
30.	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 sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
31.	Bushfire management a) Carry out the development in accordance with the recommendations of approved plans and documents b) Submit certification from an appropriately qualified professional that the works have been undertaken in accordance with Part (a) of this condition	a) Prior to survey plan endorsement for relevant sub-stage. b) Prior to survey plan endorsement for relevant sub-stage.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
Landscaping and environment		
32.	Compliance Assessment – Revised Waterway Stability Assessment a) Submit to EDQ DS for compliance assessment a revised waterway stability assessment prepared by a suitably qualified professional for all identified waterways The revised assessment must include the following: i) Extension of the recommended stabilisation works in Sections 3.2.4 and 3.2.5 of the Waterway Stability Assessment, prepared by Engeny, dated 18 May 2026, from location 1.9 to 1.6 on the downstream end of Reach 1/Reach 6; and ii) Provide stabilisation work Reach 3 between locations 3.1 and 3.5. <i>Note: The updated waterway stability report must align with details of creek crossings required for the secondary, all-weather access, as detailed in the Amended Traffic Impact Assessment required under Condition 12.</i> b) Submit to EDQ DS detailed waterway rehabilitation and stabilisation plans certified by a suitably qualified professional generally in accordance with the waterway stability assessment endorsed under part a) of this condition generally documenting where applicable the following: i) Existing contours or site levels, services and features; ii) Proposed finished levels, including sections across and through the waterway at critical points; iii) Vegetation management; iv) Details and locations of any proposed structures, including: weirs, bridges and artificial bank stabilisation (eg: gabions); v) Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. c) Carry out the works generally in accordance with the certified plans required under parts b) of this condition. d) Submit to EDQ DS 'as constructed' plans and asset register in a format acceptable to the Council certified by a suitably qualified professional.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
33.	Streetscape Works (compliance assessment for parts d) to g) 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.	a) Prior to commencement of works for the relevant sub-stage b) Prior to survey plan endorsement for

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by a suitably qualified RPEQ. 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; 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. g) Submit to EDQ DS 'As Constructed' plans and asset register in a format acceptable to Council. <i>Note: Footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i>	each relevant sub-stage c) Prior to survey plan endorsement for each relevant sub-stage d) Prior to commencement of landscape works for each relevant sub-stage e) Prior to commencement of works for the relevant sub-stage f) Prior to survey plan endorsement for each relevant sub-stage g) Prior to survey plan endorsement for each relevant sub-stage
34.	Compliance Assessment - Landscape works (Parks and Open Space) 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>PDA Guideline No. 12 – Park planning and design</i>. The certified plans are to include, where relevant: 1. existing contours or site levels, services and features;	a) Prior to commencement of landscape works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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>. 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.	c) Prior to survey plan endorsement for the relevant sub-stage.
35.	Vegetation Management and Clearing a) Carry out vegetation management and clearing generally in accordance with the approved Vegetation Management Plan prepared by Saunders Havill, dated 1 May 2026, and the Fauna Management Plan prepared by Saunders Havill, dated 1 May 2026. b) Submit to EDQ DS certification from a suitably qualified ecologist that vegetation management and clearing has been carried out in accordance with part a) of this condition.	a) Prior to survey plan endorsement for the relevant sub-stage b) Prior to survey plan endorsement of the relevant sub-stage
36.	Compliance Assessment - Emergency Management and Evacuation Plan Submit to EDQ DS, for compliance assessment, an emergency management plan prepared by a suitably qualified specialist, outlining the emergency management procedures to be implemented in the event of a natural hazard. This includes evacuation triggers, assembly points and shelter points. This plan is to be made available to all potential owners prior to the purchase of land.	Prior to survey plan endorsement of the 300 th lot
37.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ DS detailed engineering plans, prepared by a suitably qualified RPEQ for the proposed noise barriers. The noise barriers must be designed generally in accordance with the approved acoustic report, titled 'Road Traffic Noise Intrusion Assessment', prepared by SLR Consulting, dated 8 May 2026 b) Construct barrier(s) works generally in accordance with the certified plans submitted under parts a) of this condition.	a) Prior to commencement of noise barrier works for the first sub-stage b) Prior to survey plan

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ DS 'as constructed' plans, certified by a suitably qualified RPEQ.	endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
38.	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
Surveying, Land Transfers and Easements		
39.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
40.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for drainage purposes.	At registration of the survey plan for the relevant stage
41.	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. 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
Infrastructure Charges		
42.	Infrastructure Charges – 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
43.	Infrastructure Charges – Implementation Charge The applicant will: 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 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.	a) In accordance with the ICID; or b) In accordance with the DCOP

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
44.	Infrastructure Charges – Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA 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 DSRCIA 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, DSRCIA; or b) In accordance with the DCOP

PDA Development Conditions – Plan of Development		
Development in accordance with a Plan of Development		
No.	Condition	Timing
45.	Carry out the Approved Development – Plan of Development 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.
46.	Maintain the Approved Development – Plan of Development 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.
47.	Plans and Supporting Information – POD Compliance Assessments a) Submit to EDQ DS, for Compliance Assessment, documentation for Multiple Residential for three or more dwelling units for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: - built-form including floor plans, sections, elevations and details of materials; - landscaping and open space provision; - on-site parking, access and servicing; and - urban servicing arrangements including sewer, water, stormwater connections; and - an assessment of compliance with the approved POD.	a) Prior to commencement of building works b) Prior to commencement of building works
Infrastructure Charges		
48.	Infrastructure Charges – 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
49.	Infrastructure Charges – Implementation Charge The applicant will: 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 b) In accordance with the DCOP

PDA Development Conditions – Plan of Development		
	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.	
50.	Infrastructure Charges – Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA 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 DSRCIA 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, DSRCIA; or b) In accordance with the DCOP

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 ****