

Our ref: DEV-2026-FLA-4951

11 August 2026

Millbray Land 2 Pty Ltd  
C/- RPS Consulting  
Att: Georgina Bartlett  
[Georgina.bartlett@rpsconsulting.com](mailto:Georgina.bartlett@rpsconsulting.com)

Dear Applicant

**Changed PDA Decision Notice**

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

|                                         |                                                                                               |
|-----------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | Greater Flagstone                                                                             |
| <b>PDA Development Approval:</b>        | Development Permit for Material Change of Use for<br>Other Residential (Land Lease Community) |
| <b>Property Location:</b>               | College and Liberty Drives and Falcon Circuit,<br>Flagstone                                   |
| <b>Property Description:</b>            | Lot 50028 on SP342150, Lot 910 on SP354735 and<br>Lot 2 on SP356636                           |

On 11 August 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Mr Ali Rizayee on (07) 3452 7531 or by email at [ali.rizayee@edq.qld.gov.au](mailto:ali.rizayee@edq.qld.gov.au).

Yours sincerely



Boris Lambert  
**Director**  
**Development Services**  
**Economic Development Queensland**

Cc: [Council@logan.qld.gov.au](mailto:Council@logan.qld.gov.au)

## Changed Decision Notice

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Greater Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Site address                            | College and Liberty Drives and Falcon Circuit, Flagstone                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                 | Plan description |
|                                         | Lot 50028                                                                                                                                                                                                                                                                                                                                                                                                                                  | SP342150         |
|                                         | Lot 910                                                                                                                                                                                                                                                                                                                                                                                                                                    | SP354735         |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                      | SP356636         |
| PDA Development Approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| DEV Reference No.                       | DEV-2026-FLA-4951                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Original Approval details               | PDA Development Approval for Development Permit for Material Change of Use for Other Residential (Land Lease Community)                                                                                                                                                                                                                                                                                                                    |                  |
| Change to Approval Decision             | <p>EDQ has decided to grant <b><u>all</u></b> of the changes to the PDA Development Approval applied for, <b><u>subject to</u></b> PDA Development Conditions forming part of this Changed Decision Notice.</p> <p>The approval is for changes to the following:</p> <ul style="list-style-type: none"> <li>• Amendment to the western boundary fencing</li> <li>• Condition 33</li> <li>• Updated approved plans and documents</li> </ul> |                  |
| Original decision date                  | 25/03/2025                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Change to Approval decision date        | 11/08/2026                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Currency Period                         | 6 years from the Original decision date                                                                                                                                                                                                                                                                                                                                                                                                    |                  |

| Approved plans and documents                                                                                                            |                                      |                       |                                     |                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------|-------------------------------------|-----------------------------------------------------|
| The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below. |                                      |                       |                                     |                                                     |
| Plan/Document Name                                                                                                                      |                                      | Reference No.         | Prepared By                         | Date                                                |
| 1.                                                                                                                                      | Northern Streetscape – Call Out Plan | Job No: 24-0005 SK-02 | Place Design Group and Arqus Design | 15 April 2026 and as amended in red on 31 July 2026 |
| 2.                                                                                                                                      | Western Streetscape – Call Out Plan  | Job No: 24-0005 SK-03 | Place Design Group and Arqus        | 15 April 2026                                       |
| 3.                                                                                                                                      | Perimeter Landscape                  | Job No: 24-0005 SK-04 | Place Design Group                  | 15 April 2026                                       |

|                                                                 |                                                          |                             |                                                 |                                                                            |
|-----------------------------------------------------------------|----------------------------------------------------------|-----------------------------|-------------------------------------------------|----------------------------------------------------------------------------|
|                                                                 | Buffer Sections                                          |                             | and Arqus                                       | and as amended in red on 31 July 2026                                      |
| 4.                                                              | Streetscape Sections                                     | Job No: 24-0005 SK-05       | Place Design Group and Arqus                    | 15 April 2026                                                              |
| 5.                                                              | Flagstone – Perimeter Fencing Plan Update (Stages 1 – 3) | FP02                        | RPS                                             | 29 May 2026                                                                |
| 6.                                                              | 1.3 Fencing Strategy                                     | LCP5                        | Place Design Group and James Birrell Design Lab | 21 October 2024 and as amended in red on 27 February 2025 and 31 July 2026 |
| <b>Plans and documents previously approved on 25 March 2025</b> |                                                          |                             |                                                 |                                                                            |
| <b>General</b>                                                  |                                                          |                             |                                                 |                                                                            |
| 1.                                                              | Land Lease Community Indicative Site Plan                | AU14602-06E                 | RPS                                             | 10 February 2025, and as amended in red on 14 March 2025                   |
| 2.                                                              | Building Control Plan                                    | AU14602-07E                 | RPS                                             | 2 October 2024, and as amended in red on 27 February 2025                  |
| <b>Clubhouse</b>                                                |                                                          |                             |                                                 |                                                                            |
| 3.                                                              | Site Plan                                                | DA-A1-0-01, revision C      | Arqus                                           | 25 July 2024                                                               |
| 4.                                                              | General arrangement plan - Clubhouse                     | DA-A1-2-01, revision B      | Arqus                                           | 25 July 2024                                                               |
| 5.                                                              | General arrangement plan – Pool Pavilion                 | DA-A1-2-02, revision B      | Arqus                                           | 25 July 2024                                                               |
| 6.                                                              | Roof Plan - Clubhouse                                    | DA-A1-2-03, revision A      | Arqus                                           | 25 July 2024                                                               |
| 7.                                                              | Roof Plan – Pool Pavilion                                | DA-A1-2-04, revision A      | Arqus                                           | 25 July 2024                                                               |
| 8.                                                              | Coloured elevations – Clubhouse                          | DA-A2-1-01, revision B      | Arqus                                           | 27 September 2024                                                          |
| 9.                                                              | Coloured elevations – Pool Pavilion                      | DA-A2-1-02, revision A      | Arqus                                           | 25 July 2024                                                               |
| <b>Earthworks</b>                                               |                                                          |                             |                                                 |                                                                            |
| 10.                                                             | Concept Earthworks Layout Plan Sheet 1 of 3              | C24005A-SK-C100, revision D | Hurley Consulting Engineers                     | 8 October 2024                                                             |

|                                |                                                       |                             |                                                 |                                                           |
|--------------------------------|-------------------------------------------------------|-----------------------------|-------------------------------------------------|-----------------------------------------------------------|
| 11.                            | Concept Earthworks Layout Plan Sheet 2 of 3           | C24005A-SK-C101, revision D | Hurley Consulting Engineers                     | 8 October 2024                                            |
| 12.                            | Concept Earthworks Layout Plan Sheet 3 of 3           | C24005A-SK-C102, revision D | Hurley Consulting Engineers                     | 8 October 2024                                            |
| 13.                            | Concept Existing Trunk Sewer Rising Main Long section | C24005A-SK-C500, revision C | Hurley Consulting Engineers                     | 25 July 2024                                              |
| <b>ESG Strategy</b>            |                                                       |                             |                                                 |                                                           |
| 14.                            | Flagstone LLC ESG Strategy                            | N/A                         | Lodge Management Platform                       | 13 February 2024                                          |
| <b>Landscape Concept Plans</b> |                                                       |                             |                                                 |                                                           |
| 15.                            | 1.1 Master Plan, prepared                             | LCP3                        | Place Design Group and James Birrell Design Lab | 21 October 2024 and as amended in red on 27 February 2025 |
| 16.                            | 1.2 Landscape Diagrams                                | LCP4                        | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 17.                            | 1.4 Pedestrian Movements                              | LCP6                        | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 18.                            | 1.5 Entry – Detail Plan                               | LCP7                        | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 19.                            | 1.6 Vegetable Garden & Pocket Park Detail Plan        | LCP8                        | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 20.                            | 1.7 Greenlink A – Detail Plan                         | LCP9                        | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 21.                            | 1.8 Greenlink B & Typical Open Spaces Detail Plan     | LCP10                       | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 22.                            | 2.1 Landscape Section                                 | LCP11                       | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 23.                            | 2.2 Landscape Section                                 | LCP12                       | Place Design Group and James Birrell Design Lab | 21 October 2024                                           |
| 24.                            | 2.3 Landscape Section                                 | LCP13                       | Place Design Group and James Birrell            | 21 October 2024                                           |

|                                                                            |                                                                                                                     |                                                   |                                                 |                  |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------|------------------|
|                                                                            |                                                                                                                     |                                                   | Design Lab                                      |                  |
| 25.                                                                        | 4.0 Precedent Imagery                                                                                               | LCP24                                             | Place Design Group and James Birrell Design Lab | 21 October 2024  |
| 26.                                                                        | 5.1 Material Palette                                                                                                | LCP25                                             | Place Design Group and James Birrell Design Lab | 21 October 2024  |
| 27.                                                                        | 5.2 Plant Palette                                                                                                   | LCP26                                             | Place Design Group and James Birrell Design Lab | 21 October 2024  |
| 28.                                                                        | 1.1 Entry – Landscape Concept                                                                                       | 388383 Flagstone LLC                              |                                                 | 12 February 2025 |
| 29.                                                                        | Flagstone Residential Keyplan                                                                                       | SK-01                                             | Place Design Group and Arqus Design             | 8 October 2024   |
| 30.                                                                        | Secondary Streetscape – Call Out Plan                                                                               | SK-02                                             | Place Design Group and Arqus Design             | 8 October 2024   |
| <b>Stormwater Management</b>                                               |                                                                                                                     |                                                   |                                                 |                  |
| 31.                                                                        | Stormwater Management Plan                                                                                          | 01164_0001-REP-001-1                              | Engeny                                          | 11 November 2024 |
| <b>Acoustics</b>                                                           |                                                                                                                     |                                                   |                                                 |                  |
| 32.                                                                        | Flagstone Land Lease Community Transport Noise Intrusion Assessment                                                 | 620.10512.00205, Revision 4.0                     | SLR                                             | 3 February 2025  |
| <b>Waste Management</b>                                                    |                                                                                                                     |                                                   |                                                 |                  |
| 33.                                                                        | Waste Management Plan                                                                                               | C24005AR002, Revision B                           | Hurley Consulting Engineers                     | 17 February 2025 |
| <b>Supporting plans and documents previously approved on 25 March 2025</b> |                                                                                                                     |                                                   |                                                 |                  |
| 1.                                                                         | Proposed Land Lease Community – College Drive, Flagstone EDQ Further Issues Letter Response – EDQ Ref. DEV2024/1532 | C24005AL004                                       | Hurley Consulting Engineers                     | 17 February 2025 |
| 2.                                                                         | College Drive, Flagstone Traffic Impact Assessment                                                                  | P6519.005R College Dr Flagstone TIA, revision 005 | Bitzios Consulting                              | 10 October 2024  |
| 3.                                                                         | Concept Civil Servicing Layout Plan Sheet 1 of 3                                                                    | C24005A-SK-C103, revision D                       | Hurley Consulting Engineers                     | 8 October 2024   |
| 4.                                                                         | Concept Civil                                                                                                       | C24005A-SK-C104,                                  | Hurley Consulting                               | 8 October 2024   |

|    |                                                        |                                |                                |                |
|----|--------------------------------------------------------|--------------------------------|--------------------------------|----------------|
|    | Servicing Layout Plan<br>Sheet 2 of 3                  | revision D                     | Engineers                      |                |
| 5. | Concept Civil<br>Servicing Layout Plan<br>Sheet 3 of 3 | C24005A-SK-C105,<br>revision D | Hurley Consulting<br>Engineers | 8 October 2024 |

### Compliance assessment

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

- a) The Applicant must:
  - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    1. if satisfied, endorses the documentation; or
    2. if not satisfied, notifies the Applicant accordingly.
  - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    1. if satisfied, endorses the revised documentation; or
    2. if not satisfied, notifies the Applicant accordingly.

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

<sup>2</sup> 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 MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via [developmentservices@edq.qld.gov.au](mailto: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                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>General</b> |                                                                                                                                                                                                                                                     |                                            |
| <b>1.</b>      | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.   | Prior to commencement of use               |
| <b>2.</b>      | <b>Maintain the Approved Development</b><br><br>Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.     | At all times following commencement of use |
| <b>Use</b>     |                                                                                                                                                                                                                                                     |                                            |
| <b>3.</b>      | <b>Other Residential</b><br><br>The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i> and ensure the manufactured homes are owner occupied by a maximum of 2 patrons, other than short term visitors. | At all times                               |
| <b>4.</b>      | <b>Private Community Facilities</b><br><br>Construct the following private community facilities in                                                                                                                                                  |                                            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                     |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Timing                                                                                                                                                                              |
|                            | <p>accordance with the relevant approved plans:</p> <p>a) Stage 1 community facilities; and</p> <p>b) Stage 4 community facilities (including maintenance shed). The Maintenance Shed is to be located as shown on the approved plans and is to be designed to be sympathetic to the built-form setting.</p>                                                                                                                                                                                                                                                                                                                                                                                           | <p>a) Within eighteen (18) months of the occupation of the first dwelling in Stage 1</p> <p>b) Within three (3) months of the occupation of the first dwellings within Stage 4.</p> |
| 5.                         | <p><b>Ancillary Sales/Resales Office/On-site Management/Private Community Facilities building</b></p> <p>a) Submit to EDQ architectural plans for the Ancillary Sales/Resales Office/On-site Management/Private Community Facilities building to be located on the 'Sales' site on the approved Indicative site plan. The plans must activate the main site entry and external parking area as well as be sympathetic to the built-form design of the approved Clubhouse architectural plans.</p> <p>b) Construct the Ancillary Sales/Resales Office/On-site Management/Private Community Facilities building in accordance with the plans submitted in accordance with part a) of this condition.</p> | <p>a) Prior to commencing work</p> <p>b) Prior to commencement of use of Stage 1</p>                                                                                                |
| 6.                         | <p><b>Display dwelling units</b></p> <p>Any display dwelling units are to be decommissioned and converted to dwelling units.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Prior to the last home site having finished construction.</p>                                                                                                                    |
| 7.                         | <p><b>Visitor Car Parking</b></p> <p>a) Construct, sign and delineate visitor car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to occupation of the first dwellings within the relevant stage.</p> <p>b) Prior to occupation of the first dwellings within the relevant stage.</p>                     |
| 8.                         | <p><b>ESG Strategy</b></p> <p>The development must be designed, constructed and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>At all times</p>                                                                                                                                                                 |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Timing                                                                            |
|                            | operated to include all identified performance outcomes included in the approved ESG Strategy, prepared by Lodge Management Platform and dated 13 February 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |
| <b>Engineering</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   |
| <b>9.</b>                  | <b>Hours of Work – Construction</b><br><br>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                                     |
| <b>10.</b>                 | <b>Out of Hours Work – Compliance Assessment</b><br><br>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 <sup>3</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Minimum of 10 business days prior to proposed out of hours work commencement date |
| <b>11.</b>                 | <b>Certification of Operational Work</b><br><br>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | At all times                                                                      |
| <b>12.</b>                 | <b>Construction Management Plan</b><br><br>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 overseeing the site works, to manage construction impacts, including:<br>i) noise and dust in accordance with the EP Act;<br>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;<br>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;<br>iv) complaints procedures;<br>v) site management: | a) Prior to commencing work                                                       |

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

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                             |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                      |
|                            | <ol style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p> | <p>b) During construction</p> <p>c) During construction</p> |
| 13.                        | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ 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:</p> <ol style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>a) Prior to commencing work</p>                          |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timing                                                                        |
|                            | b) Implement the certified ESCP submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | b) During construction                                                        |
| <b>14.</b>                 | <p><b>Traffic Management Plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> <p>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.</p> <p><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></p> | <p>a) Prior to commencing work</p> <p>b) During construction</p>              |
| <b>15.</b>                 | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                 |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Timing                                                          |
|                            | <p>development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><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></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                 |
| 16.                        | <p><b>Earthworks</b></p> <p>a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) the approved Concept Earthworks Layout Plans.</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by condition 13 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> <li>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ul> | <p>a) Prior to commencing earthworks for the relevant stage</p> |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                           |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timing                                                                                                                                                                                                                    |
|                            | <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>                                                                                                                                                                                                                                                                     | <p>b) Prior to commencing construction of the first dwelling in the relevant stage/s</p> <p>c) Prior to the occupancy of the first dwelling in the relevant stage/s</p>                                                   |
| 17.                        | <p><b>Acid Sulfate Soil Management Plan (ASSMP)</b></p> <p>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).</p> <p>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.</p> <p>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.</p> | <p>a) Prior to or during earthworks for the relevant stage</p> <p>b) Prior to commencing construction of the first dwelling in the relevant stage/s</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |
| 18.                        | <p><b>Retaining Walls</b></p> <p>a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) located and designed generally in accordance with the approved Concept Earthworks Layout Plans</li> </ul>                                                                                                                                             | <p>a) Prior to commencing earthworks</p>                                                                                                                                                                                  |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timing                                                                                                                                                                                                                         |
|                            | <ul style="list-style-type: none"> <li>iv) Retaining walls and their associated footings must be confined within property boundary.</li> <li>v) limited to the maximum height within the site of 1.5m except at the following locations: <ul style="list-style-type: none"> <li>• near the caravan parking which is limited to 2.3m in height; and</li> <li>• the clubhouse pad which is limited to 1.7m in height.</li> </ul> </li> <li>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>c) Submit to EDQ certification from an RPEQ that all retaining walls 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul> | <ul style="list-style-type: none"> <li>b) Prior to commencing construction on the first dwelling in the relevant stage/s</li> <li>c) Prior to commencing construction on the first dwelling in the relevant stage/s</li> </ul> |
| <b>19.</b>                 | <b>Emergency Access</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ plans for an emergency access to allow a second point of access to the development until the formal Secondary Access is constructed as shown on the approved plans.</li> <li>b) Construct the emergency access generally in accordance with the plans submitted pursuant to a) above including appropriate signposting to ensure that residents are aware that it is for emergency egress only.</li> </ul>                                                                                                                                                                                                                                                                                                            | <p>Prior to the occupation of the 100<sup>th</sup> dwelling for both a) and b) and maintained until the formal Secondary Access is provided in accordance with the Secondary Access condition.</p>                             |
| <b>20.</b>                 | <b>Secondary Access</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ plans for the Secondary access to allow permanent second point of access to the development.</li> <li>b) Construct the Secondary access generally in accordance with the plans submitted pursuant to a) above including appropriate signposting to ensure that residents are aware that it is for emergency egress only.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                   | <p>Prior to the occupation of the first dwelling within Stage 3 for both a) and b) and maintained in perpetuity</p>                                                                                                            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                        |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                                                                                                                                                                                                                                                 |
| 21.                        | <b>Acoustic Treatments – Compliance Assessment</b> <p>a) If the construction of the noise barriers recommended by section 5.1 of the approved acoustic report are to be staged to align with the staging of the development the applicant must submit to EDQ for compliance assessment an amended acoustic report that provides staged recommendations. The amended report must be prepared by a suitably qualified person and recommend measures to ensure that all relevant standards are met for the approved uses impacted by the staged construction.</p> <p>b) Submit to EDQ detailed engineering plans, certified by a RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments;</i> and</li> <li>ii) Section 5 of the approved Transport Noise Intrusion Assessment, Project No: 620. 105 12. 00205, Rev 4 prepared by SLR dated 3 February 2025 or the staged recommendations endorsed pursuant to part a) above.</li> </ul> <p>c) Submit to EDQ evidence that the requirements of part b) of this condition have been met.</p> | <p>a) Prior to commencing any works associated with acoustic treatments.</p> <p>b) Prior to occupation of the first dwelling/building in the relevant stage/s</p> <p>c) Prior to occupation of the first dwelling/building in the relevant stage/s</p> |
| 22.                        | <b>Outdoor Lighting</b> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to commencement of use and maintained in perpetuity.                                                                                                                                                                                             |
| 23.                        | <b>Water Connection</b> <p>Connect the approved development to the existing water reticulation network generally in accordance with Logan Water's current adopted standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of use                                                                                                                                                                                                                           |
| 24.                        | <b>Sewer Connection</b> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to commencement of use                                                                                                                                                                                                                           |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                 |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timing                                                                                                                                                          |
|                            | Logan Water's current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                 |
| <b>25.</b>                 | <p><b>Stormwater Management – Compliance Assessment</b></p> <p>a) Submit to EDQ for compliance assessment detailed engineering design and construction drawings, certified by a RPEQ, for stormwater quality and quantity devices designed generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards – Stormwater quality and Stormwater quantity;</li> <li>ii) Logan City Council, Planning Scheme Policy, Section 4.4.3; and</li> <li>iii) Stormwater Management Plan, Ref: 01164_0001-REP-001-1 prepared by Engeny dated 11 November 2024.</li> </ul> <p>In addition, the stormwater drainage infrastructure must be demonstrated and certified to be sized for all relevant design events (63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP) and be located wholly outside the railway corridor and future railway corridor alignments, including sufficient maintenance access and scour and erosion protection as per QUDM 2016. The supporting documentation must include:</p> <ul style="list-style-type: none"> <li>• Detailed design drawings including sections, cross sections and longitudinal sections;</li> <li>• Supporting hydraulic/hydrological analysis and calculations including a Hydraulic Grade Line analysis for proposed pipework.</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</p> | <p>a) Prior to the commencement of basin augmentation works</p> <p>b) Prior commencement of use for Stage 1</p> <p>c) Prior commencement of use for Stage 1</p> |
| <b>26.</b>                 | <p><b>Railway Corridor and Future Railway Corridor</b></p> <p>The future railway corridor must be kept clear of all permanent development such as stormwater</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to the commencement of use and to be maintained at all                                                                                                    |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                          |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timing                                                                                                                   |
|                            | infrastructure, including stormwater basins, scour protection, weirs and level spreaders, other infrastructure, buildings, structures, earthworks and any other works and/or improvements at, above and/or below ground level generally in accordance with the approved Indicative Site Plan, as amended in red.                                                                                                                                                                                                                                                                                                                                                                                                      | times for the relevant stage                                                                                             |
| <b>27.</b>                 | <b>Stormwater Connection</b><br><br>Connect the approved development to a lawful point of discharge:<br><br>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and<br><br>b) generally in accordance with Council's current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to commencement of use                                                                                             |
| <b>28.</b>                 | <b>Electricity</b><br><br>a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.<br><br>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                       | a) Prior to commencement of use<br><br>b) Prior to commencement of use                                                   |
| <b>29.</b>                 | <b>Electric Vehicle Readiness</b><br><br>Include electric vehicle readiness in the development as follows:<br><br>a) Provide for electric vehicle readiness by constructing a dedicated circuit from the circuit board to the garage / car port for at least one Basic (slow) EVSE charger per dwelling, in accordance with the Australian Wiring Rules AS/NZS 3000:2018, as amended.<br><br><i>Advice note: The circuit can be fitted with a minimum of 20 Amp GPO outlet which can be replaced by a dedicated EVSE of the occupant's choice. The preferred outlet location is the middle of the passenger side wall.</i><br><br>b) Installation of one (1) Destination (regular) EVSE charger within the community. | a) Prior to commencement of use<br><br>b) Within eighteen (18) months of the occupation of the first dwelling in Stage 1 |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                            |                                                                               |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                  | Timing                                                                        |
| <b>30.</b>                 | <b>Telecommunications</b>                                                                                                                                                                                                                                                                                                                                  |                                                                               |
|                            | 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.                                                                                                                           | a) Prior to commencement of use                                               |
|                            | b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.                                                                                                                                                                                                                                        | b) Prior to commencement of use                                               |
| <b>31.</b>                 | <b>Broadband</b>                                                                                                                                                                                                                                                                                                                                           |                                                                               |
|                            | 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> . | a) Prior to commencement of use                                               |
|                            | b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.                                                                                                                                                                                                                             | b) Prior to commencement of use                                               |
| <b>32.</b>                 | <b>Refuse Collection</b>                                                                                                                                                                                                                                                                                                                                   |                                                                               |
|                            | a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development to be undertaken generally in accordance with the approved Waste Management Plan.                                                                                                                           | a) Prior to occupation of the first dwelling/building in the relevant stage/s |
|                            | b) Implement the refuse collection arrangements submitted under part a) of this condition.                                                                                                                                                                                                                                                                 | b) At all times following commencement of use                                 |
| <b>Landscaping</b>         |                                                                                                                                                                                                                                                                                                                                                            |                                                                               |
| <b>33.</b>                 | <b>Landscape Works</b>                                                                                                                                                                                                                                                                                                                                     |                                                                               |
|                            | a) Submit to EDQ detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved landscape concept plans and perimeter fencing plans.                                                                                                       | a) Prior to commencement landscaping works for the relevant stage/s           |

| PDA Development Conditions    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| No.                           | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                                                                           |
|                               | b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | b) Prior to the occupancy of the first dwelling in the relevant stage/s          |
| <b>Infrastructure charges</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  |
| <b>34.</b>                    | <b>Municipal &amp; State Charges</b><br><br>The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.<br><br><i>Note: As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i>                                                                                                                                                                                                         | In accordance with the DCOP.                                                     |
| <b>35.</b>                    | <b>Implementation Charge</b><br><br>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<br><br>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.<br><br><i>Note: As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</i> | a) In accordance with the ICID; or<br><br>b) In accordance with the DCOP         |
| <b>36.</b>                    | <b>Sub-Regional &amp; Value Capture Charges</b><br><br>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<br><br>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.<br><br><i>Notes:</i>                                                  | a) In accordance with the SRIA, DSRCIA; or<br><br>b) In accordance with the DCOP |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                            | Timing |
|                            | <ul style="list-style-type: none"> <li>As the proposal is for Other residential with shared private community facilities the gross floor area associated with these facilities will not attract charges. Charges will only be applicable per 'Other residential' dwellings delivered.</li> <li>The site is not located within a mapped Value capture charge area. Sub-regional charges remain applicable.</li> </ul> |        |

## 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 \*\***