

Our ref: DEV-2026-FLA-5155

13 August 2026

Qanstruct (Aust) Queensland Pty Ltd  
C/- Therefor Group  
Att: Ms Jen Taylor  
PO Box 436  
NEW FARM QLD 4005

Email: [jtaylor@thereforgroup.com.au](mailto:jtaylor@thereforgroup.com.au)

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>        | Change to PDA Development Permit DEV2025/1637<br>for Material Change of Use for Warehouse<br>(Distribution Centre) and Low Impact Industry |
| <b>Property Location:</b>               | Part of 4499-4651 Mount Lindesay Highway, North<br>Macleay QLD 4280                                                                        |
| <b>Property Description:</b>            | Lot 2 SP357243                                                                                                                             |

On 13 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 Olivia Edwards on (07) 3035 0153 or by email at [Olivia.edwards@edq.qld.gov.au](mailto:Olivia.edwards@edq.qld.gov.au).

Yours sincerely



Beatriz Gomez  
**Director**  
**Development Services**  
**Economic Development Queensland**

Cc: Logan City Council – [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                            | Part of 4499-4651 Mount Lindesay Highway, North Maclean QLD 4280                                                                                                                                                                                                                                                                             |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                   | Plan description |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                        | SP357243         |
| PDA Development Approval details        |                                                                                                                                                                                                                                                                                                                                              |                  |
| DEV Reference No.                       | DEV-2026-FLA-5155                                                                                                                                                                                                                                                                                                                            |                  |
| Original Approval details               | PDA Development Approval for Material Change of Use for Warehouse (Distribution Centre) and Low Impact Industry                                                                                                                                                                                                                              |                  |
| Change to Approval Decision             | <p>EDQ has decided to grant <u>all</u> 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>Approved Plans and documents</li> </ul> |                  |
| Original decision date                  | 11 August 2025                                                                                                                                                                                                                                                                                                                               |                  |
| Change to Approval decision date        | 13 August 2026                                                                                                                                                                                                                                                                                                                               |                  |
| Currency Period                         | 6 years from the Original decision date                                                                                                                                                                                                                                                                                                      |                  |

| Approved plans and documents                                             |                                     |                        |             |             |
|--------------------------------------------------------------------------|-------------------------------------|------------------------|-------------|-------------|
| Plans and documents previously approved on 11 August 2025 (DEV2025/1637) |                                     |                        |             |             |
| Plan/Document Name                                                       |                                     | Reference No.          | Prepared By | Date        |
| 1.                                                                       | Site Plan                           | 25133-DA03, Revision A | SBA         | 28 May 2025 |
| 2.                                                                       | Typical Upper Level Plans – L1 – L3 | 25133-DA04, Revision A | SBA         | 28 May 2025 |
| 3.                                                                       | Roof Plan                           | 25133-DA05, Revision A | SBA         | 28 May 2025 |
| 4.                                                                       | Office Plan                         | 25133-DA06, Revision A | SBA         | 28 May 2025 |
| 5.                                                                       | Sections – Warehouse                | 25133-DA07, Revision A | SBA         | 28 May 2025 |
| 6.                                                                       | Sections – Site                     | 25133-DA08, Revision A | SBA         | 28 May 2025 |
| 7.                                                                       | Elevations – Warehouse              | 25133-DA09, Revision A | SBA         | 28 May 2025 |
| 8.                                                                       | Elevations – Office                 | 25133-DA10, Revision A | SBA         | 28 May 2025 |
| 9.                                                                       | GFA Calculations                    | 25133-DA11, Revision A | SBA         | 28 May 2025 |

|     |                                                 |                                          |                                  |              |
|-----|-------------------------------------------------|------------------------------------------|----------------------------------|--------------|
| 10. | Sign Details                                    | 25133-DA12, Revision A                   | SBA                              | 28 May 2025  |
| 11. | Design Proposal Building Materials              | Page 24 of Architectural Design Report   | SBA                              | 31 May 2025  |
| 12. | Landscape Concept Report                        | Issue G                                  | Habit8                           | 2 June 2025  |
| 13. | Bushfire Management Plan                        | 25038, Final V1                          | Land and Environment Consultants | 2 June 2025  |
| 14. | Engineering Services Report,                    | 30109334-GA0001, Revision 03             | Arcadis                          | 30 May 2025  |
| 15. | Cover Sheet, Locality Plan and Drawing Schedule | 30109334-AAP-P302OP-CV-DRG-0001, Issue B | Arcadis                          | 30 May 2025  |
| 16. | Bulk Earthworks Plan                            | 30109334-AAP-P302OP-CV-DRG-0101, Issue B | Arcadis                          | 30 May 2025  |
| 17. | Bulk Earthworks Site Sections Sheet 1           | 30109334-AAP-P302OP-CV-DRG-0121, Issue B | Arcadis                          | 30 May 2025  |
| 18. | Bulk Earthworks Site Sections Sheet 2           | 30109334-AAP-P302OP-CV-DRG-0122, Issue B | Arcadis                          | 30 May 2025  |
| 19. | Roadworks and Drainage Layout Plan              | 30109334-AAP-P302OP-CV-DRG-0201, Issue B | Arcadis                          | 30 May 2025  |
| 20. | Stormwater Catchment Plan, prepared by Arcadis  | 30109334-AAP-P302OP-CV-DRG-0421, Issue B | Arcadis                          | 30 May 2025  |
| 21. | Combined Services Layout Plan                   | 30109334-AAP-P302OP-CV-DRG-0501, Issue B | Arcadis                          | 30 May 2025  |
| 22. | Tenant – Operational Waste Management Plan      | v1.2                                     |                                  | 29 May 2025  |
| 23. | Site Based Stormwater Management Plan           | 30109334-GA0002, Revision 04             | Arcadis                          | 8 July 2025  |
| 24. | AV Entry / Exit Swept Paths                     | P6983 Sheet Number 1, Issue 001          | Bitzios                          | 20 June 2025 |
| 25. | B99 Entry / Exit Swept Paths #1                 | P6983 Sheet Number 2, Issue 001          | Bitzios                          | 20 June 2025 |
| 26. | B99 Entry / Exit Swept Paths #2                 | P6983 Sheet Number 3, Issue 001          | Bitzios                          | 20 June 2025 |
| 27. | Critical AV Swept Paths #1                      | P6983 Sheet Number 4, Issue 001          | Bitzios                          | 20 June 2025 |
| 28. | Critical AV Swept Paths #2                      | P6983 Sheet Number 5, Issue 001          | Bitzios                          | 20 June 2025 |
| 29. | Critical AV Swept Paths #3                      | P6983 Sheet Number 6, Issue 001          | Bitzios                          | 20 June 2025 |
| 30. | Critical AV Swept Paths #4                      | P6983 Sheet Number 7, Issue 001          | Bitzios                          | 20 June 2025 |

|     |                                  |                                   |         |              |
|-----|----------------------------------|-----------------------------------|---------|--------------|
| 31. | Critical HRV Swept Paths         | P6983 Sheet Number 8, Issue 001   | Bitzios | 20 June 2025 |
| 32. | B-Double Entry Swept Paths       | P6983 Sheet Number 9, Issue 001   | Bitzios | 25 July 2025 |
| 33. | B-Double Turnaround Swept Paths  | P6983 Sheet Number 10, Issue 001  | Bitzios | 25 July 2025 |
| 34. | B-Double Circulation Swept Paths | P6983 Sheet Number 11, Issue 001  | Bitzios | 25 July 2025 |
| 35. | B-Double Turnaround Swept Paths  | P6983 Sheet Number 12, Issue 001  | Bitzios | 25 July 2025 |
| 36. | Noise Impact Assessment          | 70B-25-0090-TRP-101726-0, Rev. 00 | Vicpac  | 30 May 2025  |

### Supporting plans and documents

The supporting plan included in this change application (DEV-2026-FLA-5155) is detailed below.

| Plan/Document Name     | Reference No.     | Prepared By | Date        |
|------------------------|-------------------|-------------|-------------|
| 37. Site Batching Plan | 4692 SK14, Rev, F | Qanstruct   | 9 June 2026 |

### Supporting Plans and documents previously approved on 11 August 2025 (DEV2025/1637)

|     |                                    |                                                                    |                  |              |
|-----|------------------------------------|--------------------------------------------------------------------|------------------|--------------|
| 38. | Plan of Reconfiguration            | 25-0142P-01, Sheet 1 of 1, Revision D                              | Therefor Group   | 16 June 2025 |
| 39. | Traffic Impact Assessment          | P6983.002R Lot 14 North Maclean Industrial Estate TIA, Version 002 | Bitzios          | 20 June 2025 |
| 40. | Preliminary Dangerous Goods Report | NA250760-01 Revision 0                                             | ACOR Consultants | 30 May 2025  |

### Compliance assessment

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

- a) The Applicant must:
  - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule<sup>1</sup> (as amended from time to time).

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

- 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.
  - 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](#).

<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.

| PDA Development Conditions     |                                                                                                                                                                                                                                                                                   |                                                                              |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| No.                            | Condition                                                                                                                                                                                                                                                                         | Timing                                                                       |
| <b>General</b>                 |                                                                                                                                                                                                                                                                                   |                                                                              |
| 1.                             | <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                                                 |
| 2.                             | <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                                   |
| 3.                             | <b>Commencement of Use</b><br><br>The approved development cannot not commence use until the site has access to a dedicated and constructed road in the Flagstone Logistics Estate and all service connections have been completed.                                               | As indicated                                                                 |
| 4.                             | <b>Hours of Operation</b><br><br>The approved use can operate up to 24-hours per day, 7-days a week in accordance with the Noise Impact Assessment endorsed under the conditions of this approval.                                                                                | At all times following commencement of use                                   |
| 5.                             | <b>Advertising Devices</b><br><br>Advertising devices to be installed in accordance with approved <i>Sign Details</i> , prepared by SBA (Document No. 25133-DA12, Revision A, dated 28 May 2025).                                                                                 | At all times                                                                 |
| <b>Construction Management</b> |                                                                                                                                                                                                                                                                                   |                                                                              |
| 6.                             | <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                                |
| 7.                             | <b>Out of Hours Work – Compliance Assessment</b><br><br>Where out of hours work is proposed, submit to EDQ DA, 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 |

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

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Timing                      |
|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | date                        |
| 8.                         | <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                |
| 9.                         | <b>Construction Management Plan</b><br><br>a) Submit to EDQ IS 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: <ol style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints management procedures;</li> <li>v) site management:               <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> </li> </ol> | a) Prior to commencing work |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                             |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Timing                                                                                                                      |
|                            | <ul style="list-style-type: none"> <li>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</li> <li>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>b) During construction</li> <li>c) During construction</li> </ul>                    |
| 10.                        | <b>Erosion and Sediment Management</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS 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: <ul 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> </ul> </li> <li>b) Implement the certified ESCP submitted under part a) of this condition.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencing work</li> <li>b) During construction</li> </ul>               |
| 11.                        | <b>Dispersive Soil Management</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including: <ul style="list-style-type: none"> <li>i) the suite of methods with the exposure and re-use of dispersive soils, and</li> <li>ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated.</li> </ul> </li> <li>b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.</li> </ul>                      | <ul style="list-style-type: none"> <li>a) Prior to commencing works</li> <li>b) At all times during construction</li> </ul> |
| 12.                        | <b>Traffic Management Plan</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: <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> </ul> </li> </ul>            | <ul style="list-style-type: none"> <li>a) Prior to commencing work</li> </ul>                                               |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                               |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Timing                                                                        |
|                            | <ul style="list-style-type: none"> <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>b) During construction</p>                                                 |
| 13.                        | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <ul style="list-style-type: none"> <li>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</li> <li>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</li> </ul> <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>                                                                                    | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| 14.                        | <p><b>Earthworks</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <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 plans and documents.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>a) Prior to commencing earthworks</p>                                      |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                            |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timing                                                                                                                     |
|                            | <ul style="list-style-type: none"> <li>• The certified earthworks plans are to:               <ul style="list-style-type: none"> <li>iii) include a geotechnical soils assessment of the site;</li> <li>iv) accord with the Erosion and Sediment Control Plans, as required by the Erosion and sediment management condition;</li> <li>v) include the location and finished surface levels of any cut and/or fill;</li> <li>vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>vii) provide details of any areas where surplus soils are to be stockpiled;</li> <li>viii) 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>ix) 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> </li> <li>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS RPEQ certification that:               <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> </li> </ul> | <ul style="list-style-type: none"> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul> |
| 15.                        | <b>Retaining Walls</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:               <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 plans and documents.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>a) Prior to commencing earthworks</li> </ul>                                        |

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                      |
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| <b>No.</b>                        | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Timing</b>                                                                                                                                                        |
|                                   | <ul style="list-style-type: none"> <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 IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul>                                           |
| <b>16.</b>                        | <b>Roadworks – Internal Trafficable Area</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all internal driveways and parking areas on site. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans and documents. Include an RPEQ certified structural pavement analysis for the design vehicles nominated in the approved plans and documents.</li> <li>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS: <ul style="list-style-type: none"> <li>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition, and</li> <li>ii) all documentation as required by the Certification Procedures Manual.</li> <li>iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencing roadworks</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul> |
| <b>17.</b>                        | <b>Roadworks – Mount Lindesay Highway and Crowson Lane Intersection (Roundabout)</b> <ul style="list-style-type: none"> <li>a) Provide roadworks comprising left turn lane from Crowson Lane to the Mount Lindesay Highway northbound on-ramp at the western Mount Lindesay Highway / Crowson Lane intersection. The roadworks must: <ul style="list-style-type: none"> <li>i) Include a dedicated left turn lane that extends past the roundabout to the Mount Lindesay Highway (25A) northbound on-ramp.</li> <li>ii) Have a solid lane line separating the dedicated left turn lane from other traffic movements.</li> </ul> </li> <li>b) Design and construct the roadworks, required under part (a)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | For all parts of this condition, prior to commencement of use                                                                                                        |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Timing                                                                                                                                |
|                            | <p>of this condition in accordance with:</p> <ul style="list-style-type: none"> <li>i) the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i>;</li> <li>ii) the Department of Transport and Main Roads' Policies and Technical Specifications;</li> <li>iii) the Department of Transport and Main Roads' Standard Drawings Roads; and</li> <li>iv) Austroads' <i>Guide to Road Design</i></li> </ul> <p>c) Unless otherwise approved in writing by the MEDQ, the road works must be within the bounds of the Normal Design Domain (NDD).</p> |                                                                                                                                       |
| 18.                        | <p><b>Vehicle Access</b></p> <ul style="list-style-type: none"> <li>a) Construct vehicle crossovers: <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with Council's adopted standards for a heavy-duty vehicle crossing, refer to standard drawing IPWEA RS-051.</li> </ul> </li> <li>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</li> </ul>                                                  | <ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>            |
| 19.                        | <p><b>Car Parking</b></p> <ul style="list-style-type: none"> <li>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans and documents.</li> <li>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</li> </ul>                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) Prior to commencement of use</li> </ul>            |
| 20.                        | <p><b>Parking – Heavy Vehicles</b></p> <ul style="list-style-type: none"> <li>a) Construct, sign and delineate loading dock parking/standing spaces generally in accordance with <i>Australian Standards AS2890.2: 2002 – Parking facilities – Off-street Commercial Vehicle Parking Facilities</i> and the approved plans and documents.</li> <li>•</li> <li>b) Submit to EDQ IS RPEQ certification that loading dock parking/standing spaces have been constructed in accordance with part a) of this condition.</li> </ul>                                                         | <ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>•</li> <li>b) Prior to commencement of use</li> </ul> |
| 21.                        | <b>Bicycle Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                       |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                              |                                                                               |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                                        |
|                            | <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans and documents.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p> | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| 22.                        | <p><b>End of Trip Facilities</b></p> <p>Provide end of trip facilities in accordance with the <i>Queensland Development Code MP4.1 – Sustainable Buildings</i>, Performance Criteria and Acceptable Solution no. 12.</p>                                                                                                                                                     | Prior to commencement of use                                                  |
| 23.                        | <p><b>Water Connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.</p>                                                                                                                                                                                          | Prior to commencement of use                                                  |
| 24.                        | <p><b>Sewer Connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.</p>                                                                                                                                                                                          | Prior to commencement of use                                                  |
| 25.                        | <p><b>Stormwater Connection</b></p> <p>Connect the approved development to a lawful point of discharge:</p> <p>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and</p> <p>b) generally in accordance with Council's current adopted standards.</p>                                                      | Prior to commencement of use                                                  |
| 26.                        | <p><b>Stormwater Management (Quality)</b></p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <p>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and,</p> <p>ii) the approved plans and documents.</p>                                      | a) Prior to commencement of stormwater works                                  |

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                            |
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| <b>No.</b>                        | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Timing</b>                                                                                                              |
|                                   | b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.<br><br>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                            | b) Prior to commencement of use<br><br>c) Prior to commencement of use                                                     |
| <b>27.</b>                        | <b>Stormwater Management (Quantity)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                            |
|                                   | a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and,</li> <li>ii) the approved plans and documents.</li> </ul> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.<br><br>c) Submit to EDQ IS, RPEQ certification confirming stormwater infrastructure has been constructed generally in accordance with the certified plans submitted under part a) of this condition. | a) Prior to commencement of stormwater works<br><br>b) Prior to commencement of use<br><br>c) Prior to commencement of use |
| <b>28.</b>                        | <b>Electricity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                            |
|                                   | a) Submit to EDQ IS 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>Telecommunications</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |
|                                   | a) Submit to EDQ IS 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.<br><br>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                               | a) Prior to commencement of use<br><br>b) Prior to commencement of use                                                     |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                             |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                                      |
| 30.                        | <b>Broadband</b> <p>a) Submit to EDQ IS 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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>                                                                                                                                                                                                                         | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>               |
| 31.                        | <b>Landscape Works</b> <p>a) Submit to EDQ DA 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 plans and documents, and show the following:</p> <ul style="list-style-type: none"> <li>i) irrigation infrastructure,</li> <li>ii) location and sizing of rainwater tanks,</li> <li>iii) fencing details and materiality,</li> <li>iv) retaining wall details, cross section and materiality, and</li> <li>v) landscaping area to achieve a minimum of 5% of the lot area.</li> </ul> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> | <p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use</p>   |
| 32.                        | <b>Refuse Collection</b> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p> |
| 33.                        | <b>Acoustic Treatments</b> <p>a) Submit to EDQ IS an updated Noise Impact Assessment prepared and certified by a suitably qualified person, in accordance with the approved <i>Noise Impact Assessment</i>, prepared by Vipac (Document No. 70B-25-0090-TRP-</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>a) Prior to commencement of use</p>                                                      |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                               |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Timing                                                                                                        |
|                            | <p>101726-0, Rev. 00, dated 30 May 2025) to include a mechanical plant assessment.</p> <p>b) Construct the approved development to include the acoustic treatments specified in the endorsed document from part a) of this condition, and the approved Noise Impact Assessment.</p> <p>c) Submit to EDQ IS evidence that the requirements of part b) of this condition have been met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>                                 |
| 34.                        | <p><b>Outdoor Lighting</b></p> <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                                                                                  |
| 35.                        | <p><b>Sustainability and Efficiency – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for Compliance Assessment, a detailed sustainability report prepared by a suitably qualified person with supporting plans and prepared generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline 14 – Environmental Values and Sustainable Resource Use.</li> </ul> <p>The detailed report is to include at a minimum:</p> <ul style="list-style-type: none"> <li>ii) Energy management: Measures to reduce energy demand, improve energy efficiency and installation of renewable energy generation (and energy storage where applicable). Target electricity generation technologies to meet average daytime electricity demand as a minimum,</li> <li>iii) Water management: Measures for rainwater harvesting, reduction of demand and water efficient features. Demonstrate 100% of irrigation demands are met by captured rainwater (except where top up is required),</li> <li>iv) Material: Provide a schedule of materials and finishes that demonstrate: <ul style="list-style-type: none"> <li>1. a minimum of 20% reduction in upfront carbon compared to a standard warehouse, and</li> <li>2. thermal efficiency of the building envelope.</li> </ul> </li> </ul> <p>b) Design, construct and operate the development in accordance with the Sustainability report endorsed in part a) of this condition.</p> <p>c) Submit to EDQ IS evidence from a suitably qualified person that the requirements of part b) of this condition have been</p> | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement</p> |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                    |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Timing                                                                                             |
|                            | met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | of use                                                                                             |
| 36.                        | <b>Electric Vehicle Readiness</b> <p>a) Include electric vehicle readiness in the development as follows:</p> <ul style="list-style-type: none"> <li>i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of dedicated conduits to individual parking bays, and</li> <li>ii) Installation of Basic (slow) EVSE chargers to a minimum of 6% of all parking bays.</li> </ul> <p>b) Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> <li>i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile, and</li> <li>ii) designed with regard to fire retardance and ventilation.</li> </ul> <p>c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p> | For all parts of this condition, prior to commencement of use                                      |
| Surveying and Easements    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                    |
| 37.                        | <b>Easements over Infrastructure</b> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to commencement of use                                                                       |
| 38.                        | <b>Temporary Easement – Stormwater Diversion</b> <p>a) Unless development on the adjoining lot has been completed, provide a temporary easement for stormwater diversion along the western boundary of the subject site, in favour of Lot 2 as shown on the supporting document <i>Plan of Reconfiguration</i>, prepared by Therefor Group (Document No. 25-0142P-01 Sheet No. 1 of 1, Revision D, dated 16 June 2025).</p> <p>b) Temporary easement to be surrendered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>a) Prior to commencement of use</p> <p>b) Within 3 months of the development on the western</p> |

| PDA Development Conditions   |                                                                                                                                                                                                                                                                                                                                 |                               |
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| No.                          | Condition                                                                                                                                                                                                                                                                                                                       | Timing                        |
|                              |                                                                                                                                                                                                                                                                                                                                 | adjoining lot being completed |
| Infrastructure Contributions |                                                                                                                                                                                                                                                                                                                                 |                               |
| 39.                          | <b>Infrastructure Charges</b><br><br>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.<br><br>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. | In accordance with the DCOP   |

## STANDARD ADVICE

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

### *Storage and Handling of Dangerous Goods*

The storage of any hazardous chemicals must be stored and handled in accordance with the following (where relevant):

- a) *AS1940 – The storage and handling of flammable and combustible liquids,*
- b) *Australian dangerous goods code,*
- c) *Work Health and Safety Regulation 2011, and*
- d) *AS3833-2024 – The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers.*

**\*\* End of Package \*\***