

Our ref: DEV-2026-FLA-4880

7 October 2026

Frasers Property New Beith Pty Ltd
C/- Urbis Ltd
Att: Anmol Chhina and Jessica Higgins
achhina@urbis.com.au and jhiggins@urbis.com.au

Dear Applicant

Changed PDA Decision Notice

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

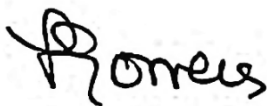
Priority Development Area (PDA):	Greater Flagstone
PDA Development Approval:	Material Change of Use for house, home based business, display homes and sales office with Plan of Development and Reconfiguring a Lot for 152 residential lots, balance land, new road, open space, drainage, access easements and leases over multiple stages
Property Location:	Lot 4 Olson Road, New Beith QLD 4124
Property Description:	Lot 4 on SP332712

On 7 October 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

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

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

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Council@logan.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 4 Olson Road, New Beith	
Lot on plan description	Lot number	Plan description
	Lot 4	SP332712
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4880	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use – house, home based business, display homes and sales office with a Plan of Development and Reconfiguring a Lot – 152 residential lots, balance land, new road, open space, drainage and access easements	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: Updated Vegetation Clearing and Management Plan and Fauna Management Plan	
Original decision date	23 October 2025	
Change to Approval decision date	7 October 2026	
Currency Period	6 years from the Original decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
Vegetation Clearing and Management Plan				
1.	Cover Sheet	Project 10941 E 01 Issue G	Saunders Havill	18 August 2026
2.	Vegetation Clearing Notes	Project 10941 E 02 Issue G	Saunders Havill	18 August 2026
3.	EPBC Approval Condition	Project 10941 E 03 Issue G	Saunders Havill	18 August 2026

	Commitments			
4.	Environmental Impacts, Risks & Management Measures (I)	Project 10941 E 04 Issue G	Saunders Havill	17 August 2026
5.	Environmental Impacts, Risks & Management Measures (II)	Project 10941 E 05 Issue G	Saunders Havill	17 August 2026
6.	Environmental Impacts, Risks & Management Measures (III)	Project 10941 E 06 Issue G	Saunders Havill	17 August 2026
7.	EPBC & NESS Overlays	Project 10941 E 07 Issue G	Saunders Havill	17 August 2026
8.	EPBC Fauna Fencing and Wildlife Solutions Strategy	Project 10941 E 08 Issue G	Saunders Havill	17 August 2026
9.	Context Sheet	Project 10941 E 09 Issue G	Saunders Havill	18 August 2026
10.	Detail Sheets	Project 10941 E 10-41 Issue G	Saunders Havill	17 August 2026
11.	Vegetation Clearing Direction	Project 10941 E 42 Issue G	Saunders Havill	18 August 2026
12.	Attachment 1: Precinct A VCMF Tree Schedule	Project 10941 E A01 Issue G	Saunders Havill	18 August 2026
Fauna Management Plan				
13.	Fauna Management Plan for Precinct A	Project 10941 Issue G	Saunders Havill	17 September 2026 2026
Plans and documents previously approved on 23 October 2025				
1.	Precinct A Plan of Subdivision	151113-42 Rev G	RPS	3 October 2025
2.	Precinct A Plan of Development	151113-43 Rev G	RPS	3 October 2025
3.	Precinct A Car Parking Analysis	151113-44 Rev G	RPS	3 October 2025
4.	Precinct A Indicative Footpath Network	151113-45 Rev G	RPS	3 October 2025
5.	Precinct A Product Diagrams	151113-48 Rev G	RPS	3 October 2025
6.	Precinct A Allotment	151113-49 Rev G	RPS	3 October 2025

	Diagrams			
7.	Geotechnical Investigation Report Precinct A Subdivision	J001800-002-R-Rev 0	Core Consultants Pty Ltd	
8.	Dispersive Soil Management Plan Precinct A development New Beith	GE25.021.R1a	Gallagher Environmental	7 April 2025
9.	Round Mountain Precinct A Masterplan Report	Issue G	Urbis	12 August 2025
10.	Bushfire Mitigation Report	FM 5724-A2	EBA	22 August 2025
11.	Traffic Impact Statement	620.31041.0000 Revision 1	SLR Consulting Australia	17 September 2024
12.	Significant Biodiversity Assessment Report	Project 10941 Issue B	Saunders Havill	16 September 2024
13.	Waterway investigation within Lot 4 SP332712, Olsen Road New Beith	-	Fishology Consulting	29 July 2024
14.	New Beith - Precinct A – Cover Plan	23-0153 P100 Rev B	Colliers	14 August 2025
15.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 1 of 4	23-0153 P101 Rev C	Colliers	14 August 2025
16.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 2 of 4	23-0153 P102 Rev C	Colliers	14 August 2025
17.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 3 of 4	23-0153 P103 Rev C	Colliers	14 August 2025
18.	New Beith - Precinct A – Concept Bulk Earthworks Layout Plan Sheet 4 of 4	23-0153 P104 Rev C	Colliers	14 August 2025
19.	New Beith - Precinct A – Concept Bulk Earthworks Typical	23-0153 P105 Rev C	Colliers	14 August 2025

	Sections Sheet 1 of 3			
20.	New Beith - Precinct A – Concept Bulk Earthworks Typical Sections Sheet 2 of 3	23-0153 P106 Rev C	Colliers	14 August 2025
21.	New Beith - Precinct A – Concept Bulk Earthworks Typical Sections Sheet 3 of 3	23-0153 P107 Rev C	Colliers	14 August 2025
22.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 1 of 4	23-0153 P108 Rev C	Colliers	14 August 2025
23.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 2 of 4	23-0153 P109 Rev C	Colliers	14 August 2025
24.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 3 of 4	23-0153 P110 Rev C	Colliers	14 August 2025
25.	New Beith - Precinct A – Concept Roadworks and Drainage Layout Plans Sheet 4 of 4	23-0153 P111 Rev C	Colliers	14 August 2025
26.	New Beith - Precinct A – Typical Road Sections Sheet 1 of 2	23-0153 P112 Rev B	Colliers	14 August 2025
27.	New Beith - Precinct A – Typical Road Sections Sheet 2 of 2	23-0153 P113 Rev B	Colliers	14 August 2025
28.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 1 of 4	23-0153 P114 Rev B	Colliers	14 August 2025
29.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 2 of 4	23-0153 P115 Rev B	Colliers	14 August 2025
30.	New Beith - Precinct A – Concept Bulk Earthworks Cut/Fill Depth Sheet 3 of 4	23-0153 P116 Rev B	Colliers	14 August 2025
31.	New Beith - Precinct A – Concept Bulk	23-0153 P117 Rev B	Colliers	14 August 2025

	Earthworks Cut/Fill Depth Sheet 4 of 4			
32.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 1 of 4	23-0153 P118 Rev C	Colliers	14 August 2025
33.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 2 of 4	23-0153 P119 Rev C	Colliers	14 August 2025
34.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 3 of 4	23-0153 P120 Rev C	Colliers	14 August 2025
35.	New Beith - Precinct A – Erosion and Sediment Control Layout Plan Sheet 4 of 4	23-0153 P121 Rev B	Colliers	14 August 2025
36.	New Beith - Precinct A - Concept Bio Retention Basin Layout Plan Sheet 1 of 2	23-0153 P200 Rev B	Colliers	14 August 2025
37.	New Beith - Precinct A - Concept Bio Retention Basin Layout Plan Sheet 2 of 2	23-0153 P201 Rev C	Colliers	14 August 2025
38.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 1 of 3	23-0153 P300 Rev C	Colliers	14 August 2025
39.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 2 of 3	23-0153 P301 Rev C	Colliers	14 August 2025
40.	New Beith - Precinct A - Concept Sewer and Water Layout Plan Sheet 3 of 4	23-0153 P302 Rev C	Colliers	14 August 2025
41.	New Beith - Precinct A	23-0153 P303 Rev C	Colliers	14 August 2025

	- Concept Sewer and Water Layout Plan Sheet 4 of 4			
42.	New Beith - Precinct A - Trunk Sewer Layout Plan Sheet 1 of 2	23-0153 P304 Rev B	Colliers	14 August 2025
43.	New Beith - Precinct A - Trunk Sewer Layout Plan Sheet 2 of 2	23-0153 P305 Rev B	Colliers	14 August 2025
44.	New Beith - Precinct A – Concept Trunk Sewer Longitudinal Sections Sheet 1 of 2	23-0153 P306 Rev B	Colliers	14 August 2025
45.	New Beith - Precinct A – Concept Trunk Sewer Longitudinal Sections Sheet 2 of 2	23-0153 P307 Rev B	Colliers	14 August 2025
46.	New Beith - Precinct A – Concept Internal Sewer Control Layout Plan	23-0153 P308 Rev B	Colliers	14 August 2025
47.	New Beith - Precinct A – Concept Internal Sewer Control Longitudinal Section	23-0153 P309 Rev B	Colliers	14 August 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 Schedule¹ (as amended from time to time).
- ii) submit to EDQ a duly completed Compliance Assessment form².
- iii) submit to EDQ the documentation as required under the relevant condition.

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

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

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

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street Naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Rail Corridor		
3.	Level Crossing Works a) Close and decommission the existing occupational railway level crossing at the Western end of Mountain Ridge Road. b) Construct the occupational railway level crossing to accommodate construction and maintenance traffic only in accordance with the approved plans and documents c) Close and decommission the occupational railway level crossing constructed under Part (b) of this condition. Note: the construction of the New Beith Rail Overbridge is to be finalised and operational in accordance with DEV2025/1551 prior to the first plan sealing	a) Prior to the first plan sealing lodge. b) Unless alternative access is provided, prior to commencement of earthworks. c) Prior to the first plan sealing is lodged, unless otherwise agreed to by EDQ.
Construction		
4.	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
6.	Construction Management Plan a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction c) During construction

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
7.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified and experienced RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
8.	Traffic Management Plan a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) ensure and maintain access to the occupational railway crossing for construction and maintenance traffic only; iv) ensure that no members of the public will have access to the occupational railway level crossing; v) provision of parking for workers and materials delivery; vi) risk identification, assessment and identification of mitigation measures; vii) ongoing monitoring, management review and certified updates (as required); and viii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road</i>	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	<i>manager.</i>	
9.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and Retaining Walls		
10.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by a suitably qualified and experienced RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved earthworks functional layout plans The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a suitably qualified and experienced RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) A maximum of 2.5m in height; iii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iv) located and designed generally in accordance with the approved functional layout plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from a suitably qualified and experienced RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
12.	Roadworks a) Submit to EDQ detailed engineering plans, certified by a suitably qualified and experienced RPEQ, for all roadworks, including parking bays, indented bus bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents.	a) Prior to commencing roadworks

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	Note: bus bays are to accommodate a 14.5m ridged bus and constructed in accordance with TMR standards and guidelines. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a suitably qualified and experienced RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as ‘Rate 2 Public Lighting’; iii) be endorsed by Council as the Energex or Ergon ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’. iii) meet the requirements of Energex for unmetered supply	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	iv) be endorsed by the relevant ownership authority. c) Submit to EDQ ‘as-constructed’ plans and test documentation, certified by a suitably qualified and experienced RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
14.	Water Reticulation a) Submit to EDQ detailed water reticulation design plans, certified by a suitably qualified and experienced RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition c) Submit to EDQ ‘as constructed’ plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15.	Trunk Water Main along Mountain Ridge Road a) Submit to EDQ detailed design plans, certified by RPEQ for a DN200 trunk water main along Mountain Ridge Road, from Pebble Creek Way to proposed Road 34. The certified trunk water design plans must be designed generally in accordance with Guideline No. 13 Engineering standards. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by a suitably qualified and experienced RPEQ, of all water reticulation infrastructure constructed in accordance with	a) Prior to commencing of works b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <i>Note 1: the DN200 trunk water main will provide interim supply of Precinct A from the Pebble Creek Way network. Once the existing DN250 trunk water main on Sandy Creek Road will be extended to the site (as part of a separate application), the DMA feed will be installed and the DN200 will then reverse the flow and supply the Pebble Creek area.</i> <i>Note 2: The section of the trunk water main external to the PDA will be subject to an operational works approval from Council.</i>	
16.	Temporary Water Pump Station – Compliance Assessment a) Submit to EDQ for compliance assessment, detailed design plans and report certified by a RPEQ for a booster pump station to service proposed lots with elevation above 65m AHD, generally in accordance with PDA Guideline No. 13 Engineering standards. b) Construct the pump station generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of the water pump station constructed in accordance with this condition, including an asset register, commissioning report and test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <i>Note: the temporary water pump station will establish a temporary booster supply zone to service lots with elevation above 65m AHD, until the connection to the planned Round Mountain High Level Zone is available.</i>	a) Prior to commencing water reticulation work for Stage 2 or Stage 3 b) Prior to survey plan endorsement for Stage 2 or Stage 3 c) Prior to survey plan endorsement for Stage 2 or Stage 3
17.	Sewer Reticulation a) Submit to EDQ detailed sewer reticulation design plans, certified by a suitably qualified and experienced RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:	a) Prior to commencing sewer reticulation

PDA Development Conditions – Reconfiguring a Lot		
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	i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by a suitably qualified and experienced RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Roadworks within Rising Main Easement – Compliance Assessment Submit to EDQ for compliance assessment detailed roadworks design plans, certified by a suitably qualified and experienced RPEQ. The certified design plans must demonstrate i) Relevant cross sections of Road 3 demonstrating how any impacts to the existing rising main will be managed ii) Sufficient detail of the construction of the proposed road to ensure no negative impact on the future construction of the second rising main. <i>Note: The applicant is responsible for complying with the current easement terms, including works approval from the easement grantee (Council).</i>	Prior to commencement or roadworks within the existing sub-regional sewerage easement.
19.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ for compliance assessment detailed engineering drawings, certified by a suitably qualified and experienced RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) the approved plans and documents b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Submit to EDQ "as constructed" plans, certified by a suitably qualified and experienced RPEQ, including an asset register, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
20.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ for compliance assessment detailed engineering drawings and hydraulic calculations, certified by a suitably qualified and experienced RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) the approved plans and documents b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a suitably qualified and experienced RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
21.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
22.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
23.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Landscape and environment		
24.	Streetscape Works - Compliance assessment for d) - g) Either: a) Submit to EDQ detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy - Landscaping b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ IS for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where	a) Prior to commencement of site works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of site works for each sub-stage

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Ref	Condition	Timing
	applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
25.	Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: i) <i>PDA Guideline No. 12 – Park planning and design;</i> and ii) the approved plans The certified plans are to include, where relevant: i) existing contours or site levels, services and features; ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv) locations of electricity and water connections to parks;	a) Prior to commencement of landscape work for the relevant stage

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	v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; vi) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; vii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and viii) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
26.	Environment Protection and Biodiversity Conservation Act (EPBC) approval Submit to EDQ DA any environmental approvals required under the EPBC Act.	Prior to any clearing commencing on site.
27.	Vegetation Management Undertake all vegetation clearing and site rehabilitation within the Precinct A development boundary in accordance with the relevant approved plans/documents.	Prior to survey plan endorsement for the relevant sub-stage
28.	Bushfire management a) Carry out the development in accordance with the recommendations of approved plans and documents b) Submit certification from an appropriately qualified professional that the works have been undertaken in accordance with Part (a) of this condition	Prior to survey plan endorsement for relevant stage.
29.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ detailed engineering plans, certified by a suitably qualified and experienced RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with:	a) Prior to commencement of noise barrier works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i> ; and ii) the approved plans and documents b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by a suitably qualified and experienced RPEQ and an asset register.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Surveying, Land Transfers and Easements		
30.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, Lot 9000 & Lot 9002 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
31.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 9001, 9003 and 9004 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
32.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
33.	High Density Development Easements (lots $\leq 300\text{m}^2$ in area) a) Submit to EDQ high density development easement documentation, in a registerable form, for approved lots $\leq 300\text{m}^2$ in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition.	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
34.	Reciprocal Easements (lots $> 300\text{m}^2$ in area)	a) At or prior to survey plan

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	a) Submit to EDQ reciprocal easement documentation, in a registerable form, for approved lots >300m² in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Infrastructure contributions (uses in accordance with a POD)		
35.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

STANDARD ADVICE

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

**** End of Package ****

Document Name (SourceRef: D25/165316)	Version	Date	Author	Verified	Amendment
s.99 Changed PDA Decision Notice	1	3 November 2025	K Wilson	A Dryden	First release.
s.99 Changed PDA Decision Notice	1.0	18 November 2025	K Kunde	M Buchanan	
s.99 Changed PDA Decision Notice	1.1	3 December 2025	K Kunde	M Buchanan	
s.99 Changed PDA Decision Notice	1.2	23 April 2026	K Kunde	M Buchanan	Replace 'EDQ DA' with 'EDQ' and amended 'Submitting documentation to EDQ' section.