DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-RIP-5278

8 October 2026

Stockland Development Pty Ltd
c/- Urbis Ltd
Andrew Kennedy - Senior Consultant
akennedy@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):	**Ripley Valley PDA**
PDA Development Approval:	**Change to Development Approval for Reconfiguring a Lot - Two (2) Lots into Three (3) Lots and Material Change of Use - Multiple Residential (Relocatable Home Park - Up to 150 Dwellings)**
Property Location:	**244 Bayliss Road, 2-72 Cumner Road and 7000 Lucas Drive, White Rock**
Property Description:	**Lot 190 on S31349 and Lot 999 on SP342610**

On 8 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 Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

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Changed Decision Notice

Site information		
Name of priority development area (PDA)	Ripley Valley PDA	
Site address	244 Bayliss Road, 2-72 Cumner Road and 7000 Lucas Drive, White Rock	
Lot on plan description	Lot number	Plan description
	Lot 190	S31349
	Lot 999	SP342610

PDA Development Approval details	
DEV Reference No.	DEV-2026-RIP-5278
Original Approval details	PDA Development Approval for Reconfiguring a Lot - Two (2) Lots into Three (3) Lots and Material Change of Use - Multiple Residential (Relocatable Home Park - Up to 150 Dwellings)
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • List of Approved plans and documents including changes to RAL plan; and • New condition for Access Easement
Original decision date	22 June 2026
Change to Approval decision date	8 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
1.	LLC WOS PLAN	LLC-02 Rev B	Urbis	11 August 2026
Plans and documents previously approved on 22 June 2026				
1.	Proposed LLC 2 Plan	LLC-02 Rev D	Urbis	6 November 2025
2.	Urban Design Masterplan	STO048-02 Rev H	DC8 Studio	5 March 2026

3.	Providence East – LLC 2 Built Form Controls Pages 1& 2	-	Urbis	20 March 2026
Supporting Plans and Documents previously approved on 22 June 2026				
4.	Providence East Stormwater Quality Management Plan	M11200_015-RPT-002-9	Engeny	27 May 2025
5.	Site Specific Stormwater Management Plan	BBNE00501_0077-MEM-001-1 LLC 2 SQMP	Engeny	10 June 2025
6.	Bushfire Management Plan	25023	Land and Environment Consultants Pty Ltd	22 May 2025
7.	Halcyon Providence LLC2 Landscape Master Plan	240460 Rev 5	Place Design Group	17 March 2026
8.	Traffic response letter	P0053100 – LLC2 Providence East – IR Response - 251029	Urbis	29/10/2025
9.	Geotechnical Investigation and Preliminary Global Stability Assessment	215689.04 Rev 1	Douglas Partners	27/10/2025
10.	Providence East ROL 2 Stormwater Infrastructure Master Plan	BNE00501_0059-REP-01 Rev 2	Engeny	6/11/2025
11.	Flooding, water quality & Waterway Response letter	BNE00501_0077-LRT-002.0 – Further Information Response	Engeny	11/03/2026
12.	COVER PLAN	DA-0001	Colliers	20/10/2025
13.	OVERALL LAYOUT PLAN	DA-0010	Colliers	20/10/2025
14.	CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 2	DA-0100	Colliers	06/03/2026
15.	CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 2	DA-0101	Colliers	06/03/2026
16.	CONCEPT BULK EARTHWORKS DEPTH RANGE	DA-0102	Colliers	20/10/2025

	LAYOUT PLAN			
17.	CONCEPT BULK EARTHWORKS TYPICAL SECTIONS SHEET 1 OF 2	DA-0103	Colliers	20/10/2025
18.	CONCEPT BULK EARTHWORKS TYPICAL SECTIONS SHEET 2 OF 2	DA-0104	Colliers	20/10/2025
19.	CONCEPT ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET	DA-0200	Colliers	06/03/2026
20.	TYPICAL SERVICES ARRANGEMENT PLAN AND SECTION	DA-0202	Colliers	20/10/2025
21.	CONCEPT TYPICAL ROAD CROSS SECTIONS	DA-0203	Colliers	06/03/2026
22.	VEHICLE TURN PATHS LAYOUT PLAN	DA-0900	Colliers	20/10/25

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[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

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.

[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.

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		
No.	**Condition**	**Timing**
GENERAL		
1.	**Carry out the Approved Development** Carry out the approved development generally in accordance with the approved plans and documents.	Prior to the MEDQ Delegate approving the Plan of Subdivision.

PDA Development Conditions – Reconfiguring a Lot		
No.	**Condition**	**Timing**
2.	**Alterations and/or Relocations**	
	a) Where works associated with the development has or will have a detrimental impact on existing public utilities, undertake all works necessary to protect, repair and/or relocate the impacted existing public utilities in accordance with the standards and requirements of the relevant Authority. The repair and/or relocation works must be at no cost to or compensation by the relevant public utility Authority or Council.	a) Prior to the MEDQ Delegate accepting the works "On Maintenance".
	b) Submit to the MEDQ Delegate written confirmation from the relevant public utility Authority that all works to the public utility has been completed to the satisfaction of the utility Authority.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance".
SURVEYING, LAND TRANSFERS AND EASEMENTS		
3.	**Plan of Subdivision**	
	a) Submit to the MEDQ Delegate a Plan of Subdivision generally in accordance with the approved plans outlined in part 3 of the development permit.	a) In conjunction with the lodgement of the Plan Sealing application.
	b) Unless completed by others, the applicant must obtain all relevant road closure approvals as required by the approved plans outlined in part 3 of the development permit and provide the MEDQ Delegate with a copy of the approval.	b) Prior to the MEDQ Delegate approving the Plan of Subdivision.
	c) Dedicate access easements over the Waterway Corridor Access Points in the locations as identified on the approved plans. The easements must be of minimum 4.0 metres wide and be of sufficient width to fully contain the driveway.	c) In conjunction with the lodgement of the Plan Sealing application.
4.	**Land Transfers – Roads**	
	Unless completed by others as a part of another application, grant free of cost or compensation payable by Council, land for future Bayliss Road purposes along the eastern and southern boundary of the proposed development.	Prior to whichever occurs first: • Prior to the applicant on selling either lot another landowner that is of no affiliation with Stockland; or • Prior to any assessable development

PDA Development Conditions – Reconfiguring a Lot		
No.	**Condition**	**Timing**
		commencing use on the site; or • In conjunction with a relevant stage of 6421/2025/PDA (or any affiliated application), commencing use.
5.	**Access Easement** a) Submit to EDQ, a plan of subdivision and relevant documentation granting an access easement over Balance Lot (Lot 190 on S31349 or any resultant lots) in favour of the LLC 2 site, as shown on the approved plans. b) Register access easements required under part a) of this condition.	a) In conjunction with the lodgement of the Plan Sealing application. b) At registration of the survey plan.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
GENERAL		
1.	**Carry out the Approved Development** 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 the commencement of the use of the relevant stage or Building Format Plan endorsement, whichever occurs first.
2.	**Maintain the Approved Development** 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 the commencement of the use.
3.	**Alterations and/or Relocations** a) Where works associated with the development has or will have a detrimental impact on existing public utilities, undertake all works necessary to protect, repair and/or relocate the impacted existing public utilities in accordance with the standards and requirements of the relevant Authority. The repair and/or	a) Prior to the MEDQ Delegate accepting the works "On Maintenance".

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	relocation works must be at no cost to or compensation by the relevant public utility Authority or Council. b) Submit to the MEDQ Delegate written confirmation from the relevant public utility Authority that all works to the public utility has been completed to the satisfaction of the utility Authority.	b) Prior to the commencement of the relevant stage.
4.	**Staging** a) Unless otherwise approved in writing by the MEDQ Delegate, stages of the development must be constructed in accordance with the approved plans outlined in part 3 of the development approval. Note: Stages can be constructed and completed simultaneously if required. b) Unless otherwise approved in writing by the MEDQ Delegate, each stage must be serviced by roads, water, sewer, stormwater, stormwater management systems and any other relevant utilities.	a) At all times b) Prior to the commencement of the relevant stage.
5.	**Refuse Collection** a) The applicant must provide an adequate refuse collection service for the development. b) The applicant must provide dedicated screened waste storage areas to accommodate the waste containers, which must be designed to prevent wildlife access and be located to avoid causing nuisance. c) The applicant must ensure storage and handling of waste is in accordance with the following requirements: i) The area on which the bin(s) is to be stored must be screened, level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction; ii) All wash down waters from bin cleansing performed on-site must be appropriately treated and discharged to sewer subject to a Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or waterway. Another alternative is for the applicant to arrange a contact with a refuse bin cleaning company; iii) All bulk waste bins must be serviced on site with no street side collection. Access for waste vehicle must allow forward	a) From the commencement of the use and at all times thereafter. b) From the commencement of the use and at all times thereafter. c) From the commencement of the use and at all times thereafter.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	motion entry to the bulk refuse containers and forward motion exit from the site; and iv) Medical and clinical waste must be stored in suitable containers and serviced on site by a licensed waste contractor.	
6.	**Hours of Operation – Community Facility** Operation must occur in accordance with Condition 9 – Detailed Design Documentation unless otherwise agreed to in writing by the MEDQ Delegate.	At all times following the commencement of the use.
SURVEYING, LAND TRANSFERS AND EASEMENTS		
7.	**Separate Agreements (sale agreements, tenancy agreements, lease agreements, community management statements, developer covenants etc.)** a) Ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; community management statements; developer covenants etc.) require the development to be conducted/operated in accordance with: i) this development approval (and any subsequent amendments/changes to this approval); and ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works) b) Ensure a copy of all approvals referred to in (a) above are appropriately referenced in such agreements provided to all parties of such agreements	a) From the commencement of the use and at all times thereafter. b) At the time an agreement is presented to the relevant parties.
CONSTRUCTION WORKS		
8.	**Hours of Construction** Construction works must only occur within the hours as follows: i) Monday to Saturday from 6:30am to 6:30pm; and ii) Construction is not to be undertaken on the premises outside the above hours or on Sundays or Public Holidays.	At all times during construction.
9.	**Detailed Design Documentation** a) Where development within the Community Facility Precinct is proposed pursuant to the Plan of Development the applicant must submit to the MEDQ Delegate for compliance assessment detailed design documentation.	a) Prior to the issuing of building works approval.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	Detailed design documentation must detail the following: i) Location ii) Building height iii) Plot ratio, gross floor area and site cover iv) Floor plan v) Interface with adjoining/future Relocatable Home Park Dwellings vi) Building design including elevations and materials vii) On-site parking and servicing arrangements viii) Interface with adjoining water corridor where applicable ix) Demonstrate active frontages x) Bin storage location (screened from public realm) xi) Location of letterboxes xii) Pedestrian access points xiii) Demonstration of compliance with the approved Built Form Controls, conditions of approval and relevant PDA Guidelines. b) The detailed design documentation must be supported by a Noise Impact Assessment (NIA). The NIA must: i) be prepared by a suitably qualified acoustic consultant; ii) demonstrate how the development can be designed and managed to maintain an acceptable level of acoustic amenity for existing and/or proposed future sensitive receivers; iii) demonstrate compliance with the Environmental Protection (Noise) Policy 2019 Acoustic Quality Objectives; and iv) be guided by the City Plan 2025 SC6.9 Noise Impact Assessment Planning Scheme Policy. c) Undertake development in accordance with the plans endorsed under part (a) and (b) of this condition.	b) Prior to the issuing of building works approval. c) Prior to the commencement of the use of the community facility and at all times thereafter.
ROADS		
10.	**Access, Parking and Manoeuvring Areas** a) Provide access, parking and manoeuvring areas generally in accordance with the approved plans and Plan of Development. Note: All parking and manoeuvring areas are to be constructed of concrete or asphalt concrete.	a) From the commencement of the use and at all times thereafter.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	b) The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	b) From the commencement of the use and at all times thereafter.
	c) The applicant must make provision for all vehicles to enter and exit the site in forward gear. Necessary line marking signages must be suitable provided to ensure safe and efficient traffic movement are achieved within the site.	c) From the commencement of the use and at all times thereafter.
	d) The applicant must construct the primary access to the proposed development from Bayliss Road generally in accordance with the following: • Concept Roadworks and Drainage Layout Plan Sheet, DA-0200 Rev E prepared by Colliers dated 06/03/2026 • Concept Typical Road Cross Sections, DA-0203 Rev E prepared by Colliers dated 06/03/2026 • Vehicle Turn Paths Layout Plan, DA-0900 Rev C prepared by Colliers dated 20/10/2025	d) From the commencement of the use and at all times thereafter.
	e) The applicant must provide maintenance access tracks to the Waterway Corridor in the locations as identified on the Concept Roadworks and Drainage Layout Plan Sheet, DA-0200 Rev E prepared by Colliers dated 06/03/2026	e) Prior to the commencement of use of Stage 1.
	f) Unless completed by others as a part of another application, the applicant by must construct Bayliss Road along the eastern and southern site frontages.	f) Prior to the commencement of use of Stage 1.
	g) The applicant must provide pedestrian connection to LLC1, via Bayliss Road external to the site.	g) Prior to the commencement of use of Stage 1.
PUBLIC AREAS		
11.	**Lighting**	
	a) Provide outdoor lighting to all publicly accessible areas of the development.	a) Prior to the commencement of the use, and to be maintained thereafter.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for lighting to all access, parking and manoeuvring areas associated with the development in accordance with: i) AS1158 *Lighting for roads and public spaces*; and	b) In conjunction with the Pre-Construction application for the relevant stage.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	ii) AS4282 *Control of the obtrusive effects of outdoor lighting*.	
	c) Undertake all works necessary to construct lighting to vehicle access, parking and manoeuvring areas in accordance with the RPEQ certified drawings.	c) Prior to the commencement of the use.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier that lighting to vehicle access, parking and manoeuvring areas have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the commencement of the use.
	e) All lighting used to illuminate any areas of the premises (i.e., security or flood lighting) must be designed, constructed, located and maintained to not cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	e) At all times.
STORMWATER		
12.	**Stormwater Quantity Management**	
	a) Provide stormwater management generally in accordance with the approved plans listed in Part 3 of this approval.	a) Prior to the commencement of the relevant stage.
	b) The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1% and is designed in accordance with QUDM.	b) Prior to the commencement of the relevant stage.
	c) The applicant must discharge stormwater runoff from the proposed development in accordance with the approved stormwater drainage system in accordance with the approved design required by Condition 13 – Stormwater Quality Management.	c) From the commencement of the use and at all times thereafter.
	d) Unless completed by others as a part of another application, the applicant must construct the "Bayliss West" online detention basin.	d) Prior to the commencement of use.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
13.	**Stormwater Quality Management** a) Provide a stormwater quality treatment train that captures and treats the runoff from all roofed and hardstand (sealed and trafficable) areas in accordance with the design objectives for stormwater pollutant reduction of the State Planning Policy 2017 *water quality objectives*. Where proprietary devices are to be utilised to achieve pollutant reduction targets, they must be: i) approved by the Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP); ii) capable of removing hydrocarbon in addition to other pollutants; iii) supported by a maintenance management plan that includes the maintenance schedule of the proposed proprietary devices; iv) maintained by the land owner of the development under a maintenance arrangement with the supplier to undertake the required maintenance. b) Undertake all works necessary to construct stormwater drainage and stormwater management devices generally in accordance with the RPEQ certified drawings. c) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all stormwater drainage and stormwater management devices associated with the development have been designed and constructed in accordance with the conditions of this approval and site specific stormwater management plan BBNE00501_0077-MEM-001-1 LLC 2 SQMP dated 10 June 2025.	a) Prior to the commencement of the use. b) Prior to the commencement of works. c) Prior to the commencement of works.
14.	**Flooding** The applicant must provide a minimum of 500mm freeboard for all proposed Relocatable Home Park Dwellings and Community Facilities, above the 1% AEP flood level. All the habitable floor levels for the proposed dwellings must be immune to inundation levels associated with increases to the 1% AEP flood level which result from design sensitivity analysis cases in accordance with QUDM.	Prior to the commencement of the use for each Relocatable Home Park Dwelling and Community Facility.
EARTHWORKS AND RETAINING WALLS		

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
15.	**Earthworks**	
	a) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all earthworks associated with the development. The RPEQ documentation must be in accordance with the approved plans and the following: i) unless the written consent of the affected property owner/s has been obtained, all filling and excavation works must be fully contained within development site, to the extent that the works must not have residual impacts on existing vegetation or embellishments on adjacent properties; ii) fill is to be compacted in layers not exceeding 300mm and achieving Level 1 Inspection and Testing requirements; iii) be compliant with the Erosion and Sediment Control Plans required by Condition 16 of this approval.	a) Prior to the issue of preconstruction certification for first application.
	b) The applicant must design all embankments and retaining walls against any potential change in ground conditions associated with groundwater conditions, flood inundation levels.	b) In conjunction with the lodgement of preconstruction certification for the relevant works.
	c) The applicant must provide an RPEQ certified retaining wall subsoil drainage plan which indicates the locations to which the subsoil drainage outlets are to be connected and the maximum allowable spacing between drain outlets.	c) In conjunction with the lodgement of preconstruction certification for the relevant works.
	d) The applicant must construct all earthworks (including earth retaining structures) in accordance with approved design in accordance with Conditions (a) to (c) (above).	d) At all times.
16.	**Erosion Control**	
	a) The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	a) Prior to the commencement of any works associated with the development.
	b) The applicant must submit a construction phase Erosion and Sediment Control Plan prepared by an RPEQ or CPESC in accordance with the International Erosion and Sediment Control (IECA) Best Practice Erosion and Sediment Control (BPESC) document.	b) Prior to the commencement of any works on the site for the first application.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	This must include the required IECA soil sampling rates/depths, associated laboratory testing and the design basis of sediment basins and other control measures.	
ENVIRONMENT		
17.	**Arboriculture Impact Assessment – Tree Retention** a) Submit to the MEDQ Delegate for endorsement an Arboricultural Impact Assessment prepared by suitably qualified Arboricultural Consultant addressing (b) below. b) Engage a Certifier, a AQF 5 or higher arboricultural professional, to prepare and certify a Arboricultural Impact Assessment. The Vegetation Assessment Plan must inform the design of the development layout and demonstrate that high aesthetic and biodiversity value trees and native vegetation is retained. The Arboricultural Impact Assessment must address (at a minimum) the following: i) On an appropriately scaled plan, identify all trees greater than 20cm diameter at breast height (DBH) within 5 meters either side of any proposed earthworks interface to retained vegetation i.e. waterways. ii) The information submitted must include individual tree identifier, tree species, diameter at breast height (DBH), habitat value, health, Structural and Tree Protection Zones (TPZ), tree retention value. *Note: trees should be tagged on site with individual identifier tags, not spray paint.* iii) Undertake a Tree Impact Assessment and Mitigation strategy where indicative earthworks, infrastructure and fencing designs are reviewed and detail how the design or minor changes to earthworks and fence location will maximise the retention of trees within the riparian corridor into perpetuity. iv) Demonstrate the retention of native vegetation through micrositing, amended site design and earthworks strategies ensuring impacts to trees are assessed generally in accordance with *AS4970-2025 Protection of trees on development sites;* v) Clearly identify areas/ trees that require temporary tree protection fencing and the type of fencing required to ensure trees are not impacted during construction works.	a) In conjunction with the lodgement of a preconstruction application for bulk earthworks abutting the waterway corridors. b) In conjunction with lodgement of a preconstruction application for bulk earthworks application abutting the waterway corridors.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	c) Undertake all development works in accordance with the endorsed Arboricultural Impact Assessment.	c) Prior to the MEDQ Delegate accepting the civil works "On Maintenance".
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the development have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the civil works "On Maintenance".
18.	**Vegetation Clearing and Fauna Management Plan** a) Submit to the MEDQ Delegate a Vegetation Clearing and Fauna Management Plan.	a) Prior to commencement of works on site.
	b) Engage a Certifier, a suitably qualified spotter catcher or ecological professional, to prepare and certify a Vegetation Clearing and Fauna Management Plan (VCFMP) for the entire development. The VCFMP must address the following: i) The VCMP must be informed by the clearing requirements of EPBC approval 2018/8347 Vegetation Clearing ii) Staging of vegetation clearance to minimise exposed areas in line with current Nature Conservation (Koala) Conservation Plan 2017 and IECA Best Practice in Erosion and Sediment Control Manual; iii) Roles and responsibilities for site contractors, the developer and the consultant group; iv) The storage/ stock piling and reuse of cleared native vegetation e.g. locating logs in a riparian corridor or in the adjoining riparian corridor; <u>Fauna Management</u> v) A summary of species and habitat surveyed as being present on the site prior to clearing which are likely to be impacted by the works; vi) A plan showing existing habitat opportunities and locations; vii) Method of preserving valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with the nominated spotter catcher; viii) A clearing sequence plan and direction of clearing;	b) Prior to the lodgement of the Pre-Construction application for the earthworks.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	ix) Based on the expected fauna provide information on the method of clearing, including: special considerations for management/mitigation, timing of clearing appropriateness for species, temporary methods required e.g. barrier fencing to direct fleeing fauna; x) Summary of removal and relocation methods for each faunal group; xi) Identification of special equipment that will be required e.g. thermal imaging, snake eye camera, cherry picker, chainsaw, etc.; xii) Identification of general release locations if required based on habitat requirements; and xiii) Methods to euthanise injured animals as well as contact details and location of the closest appropriate wildlife carer.	
	c) Undertake vegetation clearing and fauna management in accordance with the endorsed Vegetation Clearing and Fauna Management Plan.	c) At all times during construction.
	d) Submit to the MEDQ Delegate a post clearing report form the wildlife spotter catcher that vegetation clearing and fauna management for the development has been undertaken in accordance with the relevant approvals, legislation and guidelines.	d) Within seven (7) business days of the completed clearing.
19.	**Acoustic Treatments**	
	a) Design and construct dwellings to include acoustic treatments and mitigation measures to demonstrate satisfactory reduction in road traffic noise intrusion in accordance with QDC MP4.4 Category 2.	a) Prior to the commencement of the relevant stage, and at all times thereafter.
	b) Engage a suitably qualified acoustic consultant to certify the design of the community use facility includes acoustic treatments and mitigation measures that demonstrate compliance with the *Environmental Protection (Noise) Policy 2019* Acoustic Quality Objectives, when assessed at nearby sensitive receivers.	b) In conjunction with the lodgement of Compliance Assessment for the Community Use.
	c) The applicant must ensure all: i) Metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is acoustically damped to prevent environmental nuisance; and ii) Carpark areas and driveways be finished with surface coatings which prevent tyre squeal (an uncoated rough concrete or bitumen surface is acceptable).	c) Prior to the commencement of the use and at all times thereafter.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	iii) Unless otherwise approved in writing by the MEDQ delegate, the applicant must ensure the use of outdoor public address systems, or any amplified music is restricted to emergency use only. iv) Mechanical plant is to be designed, screened and installed to comply with the *Environmental Protection (Noise) Policy 2019* Acoustic Quality Objectives as relevant to the type of sensitive receiver. v) The applicant must ensure that any noise from the site does not cause an actionable nuisance to nearby sensitive receivers.	
	d) Submit to the MEDQ Delegate certification from the relevant certifiers that the requirements of part (a), (c) and (d) of this condition have been met.	d) Prior to the commencement of the relevant stage.
WATER & SEWERAGE		
20.	**Water & Sewerage**	
	a) The applicant must design all water supply and sewerage infrastructure from the public water network to the master meter in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes).	a) Prior to the commencement of any water and sewer works associated with the development.
	b) The applicant must submit to the assessment manager a water supply and sewerage network analysis, in accordance with the endorsed Sewer and Water Infrastructure Master Plan, certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by UU.	b) Prior to the commencement of any water and sewer works associated with the development.
	c) The applicant must submit to the assessment manager detailed engineering drawings approved by Urban Utilities for water supply and sewerage reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the endorsed UU network analysis required by Condition (b) above, and the SEQ Water Supply and Sewerage Design and Construction Guidelines.	c) Prior to the commencement of any water and sewer works associated with the development.
	d) The applicant must construct all water and sewerage infrastructure to service the development in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes), and in accordance with the certified plans required at Condition (c) above.	d) Prior to the commencement of any use associated with the development.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	e) The applicant must submit to the assessment manager "As Constructed" plans including an asset register and all test results required by UU verified by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the certified plans required by Condition (c) above.	e) Prior to the commencement of any use associated with the development.
UTILITIES		
21.	**Utility Services** a) The applicant must connect the development to reticulated water supply, sewer infrastructure, underground electricity supply and telecommunication utilities. b) The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	a) Prior to the commencement of use of any dwelling within each stage of development. b) Prior to the commencement of use of any dwelling within each stage of development.
22.	**Dwelling Unit Numbering** The applicant must erect a sign (minimum 900mm high x 1100mm wide) indicating the layout of the development and detailing the unit numbering scheme for the development. The sign is to be located at the entrance to the development and be visible at all times to assist emergency service providers and visitors attending the development. Where necessary, directional signs shall also be installed throughout the development.	Prior to the commencement of the use.
CONSTRUCTION MANAGEMENT		
23.	**Construction Roles & Responsibilities** Carry out all Operational Works associated with the development in accordance with the processes and responsibilities set out in Economic Development Queensland's Certification Procedures Manual (CPM).	At all times during construction.
24.	**Construction Management Plan** a) The applicant must prepare a site based construction management plan that includes but is not limited to: i) Provision for the management of traffic around and through the site during and outside of construction work hours;	a) Prior to the commencement of any works on the site.

PDA Development Conditions – Material Change of Use		
No.	**Condition**	**Timing**
	ii) Provision for parking and delivery of materials during and outside of construction hours of work; iii) Management of dust generated from the site during and outside construction hours; iv) Management of sedimentation and erosion; v) Management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for the site; and vi) The construction management plan must cover all aspects of construction and environmental management relating to the development. The construction management plan must be approved by the principal consultant overseeing and certifying the construction works. b) All works must be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) Prior to the commencement of any works on the site.
INFRASTRUCTURE CONTRIBUTIONS		
25.	**Infrastructure Charges** Unless a relevant infrastructure agreement provides to the contrary, the applicant must pay the MEDQ Delegate all relevant Infrastructure Charges as set out in the Development Charges and Offset Plan (DCOP) or the equivalent legislative infrastructure charging framework, as applicable (and indexed if relevant) at the time of payment. A Development Charges Advice Notice has been provided for your information, outlining the charges payable at the time of issuing this approval.	As required by 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.

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

Protected Plants
The land subject to development is shown as high risk on the *Flora Survey Trigger Map* produced by the Department of Environment, Tourism, Science and Innovation (https://apps.des.qld.gov.au/maprequest/flora-survey-trigger/). In accordance with the *Nature*

Conservation Act 1992 the applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed clearing. Refer to the Queensland Government – Department of Environment, Tourism, Science and Innovation (palm@des.qld.gov.au or phone 1300 130 372) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.

Indigenous Cultural Heritage
Development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* and the *Economic Development Act 2012* must be complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice from the relevant Queensland Government department responsible for administering the *Aboriginal Cultural Heritage Act 2003*.

**** End of Package ****