



Department of  
**State Development, Infrastructure,  
Local Government and Planning**

Our ref: DEV2022/1267

31 March 2022

Arnold Development Consultants  
Att: Ms Tymeka Wotherspoon  
1/55 Douglas Street  
MILTON QLD 4064

Email: Tymeka.wotherspoon@adcqld.com.au

Dear Ms Wotherspoon

**S89(1)(a) Approval of PDA development application**

**PDA Development Permit for Reconfiguring a Lot - 1 Lot into 2 Lots at 2 Songbird Circuit,  
Flagstone described as Lot 1 on SP243247**

On 31 March 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at [www.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

| Site information                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA)                                                                                                             | Greater Flagstone PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Site address                                                                                                                                        | 2 Songbird Circuit, Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Lot on plan description                                                                                                                             | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Plan description |
|                                                                                                                                                     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SP243247         |
| PDA development application details                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| DEV reference number                                                                                                                                | DEV2022/1267                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| 'Properly made' date                                                                                                                                | 25/02/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| Type of application                                                                                                                                 | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |                  |
| Proposed development                                                                                                                                | Reconfiguring a Lot - 1 Lot into 2 Lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| PDA development approval details                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Decision of the MEDQ                                                                                                                                | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>PDA Development Permit for Reconfiguring a Lot - 1 Lot into 2 Lots.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Decision date                                                                                                                                       | 31/03/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| Currency period                                                                                                                                     | 4 years from the date of the decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Approved plans and documents                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Approved plans and documents                                                                                                                        | Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date             |
| 1. Subdivision Proposal Plan<br>#16-18 Reserve Drive, Flagstone Lot 1 on SP243247                                                                   | 7103.242_PRO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 30 November 2021 |
| 2. Specialist Report prepared by Stantec - 16-18 Reserve Drive, Flagstone 1 into 2 Lot Subdivision                                                  | 301050316-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4 February 2022  |

## Preamble, abbreviations, and definitions

### Preamble

### Abbreviations and Definitions

The following is a list of abbreviations utilised in this approval:

**Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

**Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

**Council** means the relevant local government for the land the subject of this approval.

**DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.

**EDQ** means Economic Development Queensland.

**EDQ DA** means Economic Development Queensland's – Development Assessment team.

**EDQ TS** means Economic Development Queensland's – Technical Services team.

**EP Act** means the *Environmental Protection Act 1994*.

**IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

## Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, use the following email addresses:

- a) EDQ DA: [pdadevelopmentassessment@dsmip.qld.gov.au](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).
- b) EDQ TS: [EDQ\\_PrePostConstruction@dsmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsmip.qld.gov.au).

## PDA Development Conditions - Reconfiguring a Lot

| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to survey plan endorsement                                               |
| <b>Construction</b>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                |
| 2.                                                           | <b>Certification of Operational Work for Contributed Assets</b><br><br>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | At all times                                                                   |
| 3.                                                           | <b>Public Infrastructure (damage, repairs and relocation)</b><br><br>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.<br><br>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 in accordance with statutory requirements and adopted design standards.<br><br><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<br><br>b) Prior to survey plan endorsement |
| <b>Roadworks, urban servicing, and stormwater management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                |
| 4.                                                           | <b>Water Reticulation</b><br><br>a) Submit to EDQ TS detailed water reticulated design plans, certified by a RPEQ. The certified water reticulated design plans must be designed and generally in accordance with: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering Standards; and</i></li> <li>ii) Specialist Report prepared by Stantec - 16-18 Reserve Drive, Flagstone 1 into 2 Lot</li> </ul>                                                                                                                                                                                                                                                                                                                                         | a) Prior to commencing site work                                               |

| PDA Development Conditions - Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                    |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| No.                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Timing                                                                                                                             |
|                                                  | <p>Subdivision, report no. 301050316-1, dated 04/02/2022</p> <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS 'as constructed plans', certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Logan Water current adopted standards; and</li> <li>ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>                                              |
| 5.                                               | <p><b>Sewer reticulation</b></p> <p>a) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards; and</i></li> <li>ii) Specialist Report prepared by Stantec - 16-18 Reserve Drive, Flagstone 1 into 2 Lot Subdivision, report no. 301050316-1, dated 04/02/2022.</li> </ul> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Logan Water current adopted standards; and</li> <li>ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul> | <p>a) Prior to commencement of site work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 6.                                               | <p><b>Stormwater reticulation</b></p> <p>a) Submit to EDQ TS detailed engineering drawings by a RPEQ, for the stormwater drainage connection generally in accordance with <i>PDA Guideline No. 13 Engineering Standards</i> - Stormwater quantity and the approved Specialist Report prepared by Stantec - 16-18 Reserve Drive, Flagstone 1 into 2 Lot Subdivision, report no. 301050316-1, dated 04/02/2022.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>a) Prior to commencement of site work</p>                                                                                       |

| PDA Development Conditions - Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| No.                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                           | Timing                                                                                                                               |
|                                                  | <ul style="list-style-type: none"> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ TS “as constructed” plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.</li> </ul>                                                                                                                               | <ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement.</li> <li>c) Prior to survey plan endorsement.</li> </ul> |
| 7.                                               | <b>Electricity</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>                                                                                     | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>   |
| 8.                                               | <b>Telecommunications</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS 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.</li> <li>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</li> </ul>        | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>   |
| 9.                                               | <b>Broadband</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS written agreement, 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.</li> <li>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>   |
| 10.                                              | <b>Gas</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ TS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.</li> <li>b) Connect the development to underground gas services in accordance with the agreement mentioned in part a) of this condition.</li> </ul>                                     | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>   |

| PDA Development Conditions - Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| No.                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                     |
| <b>Infrastructure Contributions</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |
| 11.                                              | <p><b>Infrastructure Charges</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>- Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date - in accordance with the IFF in force at the time of the original decision date; or</li> <li>- Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision due date - in accordance with the IFF in force at the time of the payment.</li> <li>- 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.</li> </ul> | In accordance with the IFF |

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#### **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 \*\***